



10 Richard Road, Liverpool, Merseyside L23 8TF

£545,000

BERKELEY SHAW PRESTIGE present a UNIQUE opportunity to acquire an individually designed DOUBLE FRONTED DETACHED house standing in a large plot situated in BLUNDELLSANDS. It is within walking distance of the seafront, West Lancashire Golf Club, Hall Road station and other local amenities.

This delightful, well presented family property offers reception hall, three reception rooms, fitted kitchen with utility room, downstairs shower room, study, playroom/Bedroom 5. To the first floor there are four bedrooms, the master bedroom having an en-suite bathroom and there is a family bathroom. The property benefits from double glazing and there is underfloor electric heating throughout. There is a double garage, extensive rear walled tree lined garden and a carriage driveway to the front providing off road parking for several cars.

Internal inspection is strongly recommended to appreciate this versatile style of living.



Porch

With part clad timber walls access via sliding patio double glazed windows.

Entrance Hall

With wall light points and built-in storage cupboard.

Lounge

24'8" x 17'11" (7.54 x 5.48)

With Paul Fell feature open fireplace with slate hearth and slate plinth, double glazed windows to front and side, wall light points.

Dining Room

16'9" x 17'11" (5.13 x 5.48)

With two double glazed windows to front

Kitchen

16'3" x 9'4" (4.97 x 2.86)

With extensive range of wall and base units, moulded working surfaces, one and a half bowl drainer with mixer tap, integrated fridge/freezer, plumbing for dishwasher, inset Electrolux ceramic hob, Electrolux oven and inset Whirlpool microwave, double glazed windows to side and rear, built-in storage cupboard, part tiled walls and tiled floor, access to:

Utility Room

6'6" x 5'9" (2.0 x 1.77)

With plumbing for washing machine, tiled walls, tiled floor, base cupboard and access to rear garden

Family Room

12'3" x 12'1" (3.75 x 3.7)

With sliding patio windows to rear garden, open to:

Study

11'5" x 8'0" (3.5 x 2.46)

With double glazed windows to rear and access to double garage

Play Room/Bedroom 5

14'6" x 9'6" (4.42 x 2.92)

With double glazed windows to rear and wall light points.

Shower Room

12'0" x 3'11" (3.68 x 1.21)

With contemporary washbasin with monobloc tap and base storage, low level wc, frosted double glazed window, mirror with LED lighting, heated ladder towel rail, shower unit, walk-in shower cubicle with Triton electric shower fitting, recess lighting, tiled walls and floor.

Landing

With access to loft area and walk-in linen cupboard

Master Bedroom

13'9" x 12'11" (4.21 x 3.96)

With fitted wardrobes with bed recess and overhead storage, sliding patio windows to Juliet balcony overlooking rear garden

En Suite

10'6" x 6'1" (3.22 x 1.87)

With bath with mixer tap and hand shower, pedestal washbasin, bidet, low level wc, double glazed frosted windows to side, mosaic tiled floor, tiled walls and brass fittings.

Bedroom 2

13'11" x 8'6" (4.26 x 2.61)

With double glazed window to front, fitted wardrobes with overhead storage, fitted desk and fitted bookcase.

Bedroom 3

12'2" x 8'7" (3.73 x 2.64)

With range of fitted wardrobes, bed recess, overhead storage, fitted dressing table, bookcase with base storage.

Bedroom 4

11'0" x 10'8" (3.37 x 3.255)

With range of fitted wardrobes with bed recess, fitted desk with base storage and double glazed window

Family Bathroom

7'11" x 6'7" (2.43 x 2.03)

With suite comprising vanity basin with base storage, bath with mixer tap and hand shower, low level, wc, frosted double glazed window, tiled walls and mosaic tiled floor.

Outside

Tree lined, secluded walled garden well stocked with shrubbed areas, a flagged patio area, water tap and pond. Front lawned garden, carriage driveway providing off road parking for several cars and access to

Double Garage

With electric points and individual doors

