



## 24 Hall Road West, Liverpool, Merseyside L23 8SY

Asking Price £549,950

BERKELEY SHAW PRESTIGE are pleased to present this THREE/FOUR bedroom detached property in BLUNDELLSANDS which boasts impressive views over WEST LANCS GOLF COURSE and the SEA.

The property sits in a plot of approx 1/3 of an acre and is in need of refurbishment. There is however, significant potential given the design of the current building and the plot in general.

The property benefits from double glazing and comprises of porch, hallway, Kitchen/Diner, Large Through Lounge, Dining Room, Utility Room, Downstairs WC, and a Bar/Entertaining area in the garage to the ground floor.

To the first floor there are three bedrooms (formerly 4) and a family bathroom. There is access to a balcony which has views over the front and rear of the property.

The rear garden is laid to lawn with plants, shrubs and a patio area. The front has a flagged IN/OUT driveway with parking for several vehicles. This has the potential to be an Executive Dwelling in a highly desirable part of Merseyside.

Please call us now to arrange your early viewing.



## Porch

8'10" x 3'3" (2.7 x 1)

Wooden entrance door with double glazed windows to front and sides

## Hall

14'9" x 8'6" (4.5 x 2.6)

Cloaks area and cupboard under stairs

## Dining Room

11'9" x 11'1" (3.6 x 3.4)

Double glazed window to front and internal frosted windows to hall

## Lounge

25'7" x 10'9" (7.8 x 3.3)

Double glazed window to front, featured coloured glass window to side and sliding glass doors to rear porch which has double glazed french doors to rear garden

## Kitchen Diner

12'5" x 10'9" (3.8 x 3.3)

Double glazed window to rear, range of wall and base units double Belfast sink, electric cooker point and tiled walls

## Utility Room

7'2" x 6'10" (2.2 x 2.1)

Double glazed window to rear tiled walls and floor plumbed for washing machine and dish washer sliding door to larder

## WC

Frosted window to side low level WC wash hand basin and tiled walls

## Landing

Frosted double glazed window to front featured mirrored wall access to loft which we are led to believe is boarded and has windows to two sides. Access door to balcony

## Balcony

Large balcony over the double garage with views over the golf links, sand dunes and river beyond

## Master Bedroom

21'11" x 11'5" (6.7 x 3.5)

Two double glazed picture windows to rear overlooking

West Lancashire Golf course and the river beyond access through archway to dressing area with fitted wardrobes and built in dressing table. This room has the potential to revert back to two bedrooms

## Bedroom 2

12'1" x 11'1" (3.7 x 3.4)

Double glazed window to front

## Bedroom 3

11'1" x 11'1" (3.4 x 3.4)

Double glazed window to front wash hand basin in vanity unit

## Family Bathroom

14'1" x 8'2" (4.3 x 2.5)

Double glazed frosted window to rear, sunken tiled bath, twin sinks set into vanity shelf, walk in shower cubicle, heated towel rail and tiled walls

## Rear Garden

Large rear garden laid to lawn with shrubs flower beds and pond. Open aspect over the golf links

## Front Garden

Carriage driveway with parking for several cars and flower beds. Access to rear via double wooden doors

## Double Garage

with Power and light

