



8 Richard Road, Liverpool, Merseyside L23 8TF

Asking Price £449,950

BERKELEY SHAW PRESTIGE are pleased to present this DELIGHTFUL and SPACIOUS FOUR bedroom detached property in BLUNDELLSANDS conveniently located within short walking distance of both ANTHONY GORMLEY'S IRON MEN and HALL ROAD TRAIN STATION. The property is CHAIN FREE and the tenure is Freehold.

This well proportioned accommodation, which benefits from central heating and part UPVC double glazing, comprises of hall, entrance hall, two reception rooms, kitchen, wet room, 5th bed/study, conservatory and garage to the ground floor. To the first floor there are four bedrooms, the master with en suite and a family bathroom.

The rear garden is laid to lawn with plants, shrubs and patio area. The front has a driveway with access to garage and parking for several vehicles.

Please call us now to arrange your early viewing.



Porch

4'11" x 3'7" (1.5 x 1.1)

UPVC double glazed storm doors, tiled floor, Inner hall with glazed front door

Inner Hall

Glazed front door, access to garage and shower room

Shower Room

10'2" x 7'10" (3.1 x 2.4)

frosted double glazed window to side, walk in shower, mira electric shower, wash basin, low level w/c, towel rail x 2, extractor fan, part tiled walls, non slip flooring.

Hall

10'2" x 8'10" (3.1 x 2.7)

radiator, under stairs storage cupboard, stairs to first floor

Study / 5th Bedroom

9'6" x 8'10" (2.9 x 2.7)

double glazed window to side, radiator

Dining Room

11'9" x 9'10" (3.6 x 3)

double glazed window to rear, radiator, breakfast hatch to kitchen

Lounge

24'11" x 12'9" (7.6 x 3.9)

double glazed window to front, radiators x 2, feature fireplace with coal effect gas fire, marble hearth, leading to conservatory

Conservatory

12'9" x 11'5" (3.9 x 3.5)

radiators x 2, double glazed double doors to garden

Kitchen

14'9" x 9'6" (4.5 x 2.9)

Double glazed window to rear, range of high and low level units and display cabinets, 1 1/2 stainless steel sink with mixer tap, integrated Neff gas hob, Neff extractor fan, integrated Neff double oven, Ideal boiler, space for fridge, hatch to dining room, fully tiled walls and floor, door to garden

Landing

UPVC double glazed window to front, turned staircase, loft access, radiator, airing cupboard

Bedroom 1

13'5" x 12'9" (4.1 x 3.9)

Double glazed window to rear, radiator, range of fitted wardrobes

en-Suite

Double glazed frosted window, shower cubicle, mira electric shower, washbasin, low level w/c, fully tiled walls, radiator.

Bedroom 2

13'1" x 9'2" (4 x 2.8)

UPVC double glazed window to front, radiator

Bedroom 3

15'1" x 7'10" (4.6 x 2.4)

double glazed window to rear, radiator

Bedroom 4

13'9" x 8'6" (4.2 x 2.6)

double glazed windows to front and side, radiator

Bathroom

12'5" x 6'6" (3.8 x 2)

Double glazed frosted window to rear, panelled bath, pedestal washbasin, low level w/c, tiled walls and radiator

Rear Garden

laid to lawn, well established borders, trees, shrubs, bushes, patio area, outside tap, access to side of the property.

Garage

up and over door, electricity laid on, plumbing for washing machine

Front Garden

Laid to lawn, gravel area, borders with bushes, driveway, parking for several cars.

