



## 40A Ennismore Road, Liverpool, Merseyside L23 7UQ

Asking Price £339,950

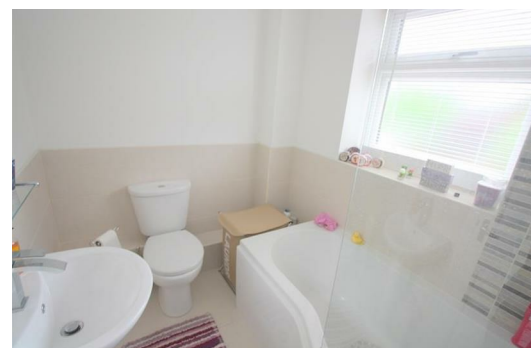
Do you want to live in the affluent and leafy Blundellsands? In the heart of a community which has Top Ranked Schools and is near to the Seafront, Golf Clubs and within easy commute to Liverpool and the Motorway networks?

BERKELEY SHAW are pleased to present this DELIGHTFUL and SPACIOUS 4 bedroom semi detached property in BLUNDELSANDS conveniently located within short walking distance of both CROSBY VILLAGE and BLUNDELSANDS TRAIN STATION.

This well proportioned accommodation, which benefits from central heating and double glazing, comprises of hallway, Lounge, Open Plan- Kitchen/Diner, and WC, to the ground floor. To the first floor there are 3 Double bedrooms and family bathroom. Tho the 2nd Floor there is a Master Bedroom with En Suite.

The rear garden is laid to lawn with plants, shrubs and patio area. The front has a driveway. The property is well suited to a family who wants open plan living and good modern living space.

Please call us now to arrange your early viewing.



### Hall

16'0" x 3'7" (4.9 x 1.1)

radiator, laminate floor, under stairs storage cupboard.

### WC

5'6" x 3'3" (1.7 x 1)

UPVC double glazed window, radiator, laminate floor, low level wc, pedestal sink, extractor fan.

### Reception Room

14'5" x 13'5" (4.4 x 4.1)

UPVC double glazed bay window, radiator.

### Family Lounge / Diner

17'8" x 22'7" (5.4 x 6.9)

UPVC double glazed window, UPVC double glazed bi-folding patio doors, UPVC velux windows x 2, radiator, laminate floor. Open to kitchen

### Kitchen

12'5" x 18'8" (3.8 x 5.7)

UPVC double glazed window, laminate floor, stainless steel sink, gas hob, electric oven, integrated dishwasher, plumbing for washing machine, space for American style fridge freezer.

### First floor landing

#### Bedroom 1

14'5" x 14'5" (4.4 x 4.4)

UPVC double glazed bay window, radiator.

#### Bedroom 2

11'5" x 11'1" (3.5 x 3.4)

UPVC double glazed window, radiator.

#### Bedroom 3

7'10" x 10'5" (2.4 x 3.2)

UPVC double glazed window, radiator.

### Family Bathroom

6'6" x 7'6" (2 x 2.3)

modern white suite comprising of low level wc, pedestal wash basin, bath with overhead shower, towel ladder radiator, extractor fan, part tiled walls, tiled floor, UPVC double glazed window.

### Second floor landing

UPVC double glazed velux window

### Master Bedroom

16'8" x 14'1" (5.1 x 4.3)

UPVC double glazed velux windows x 2, radiator, storage cupboard housing combi boiler with wifi control, USB sockets.

### En suite bathroom

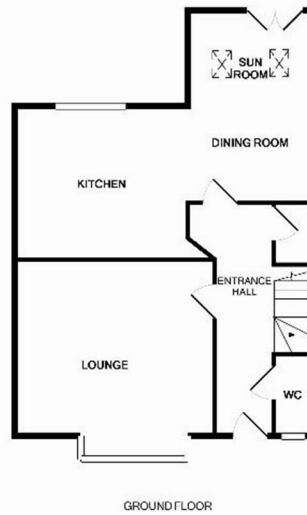
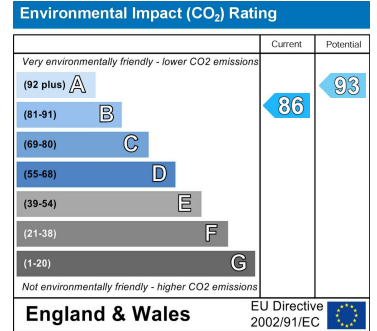
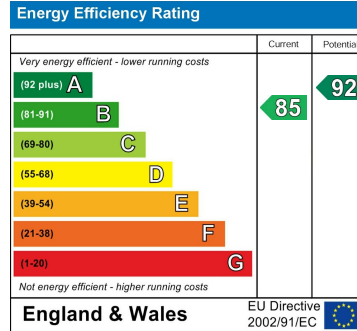
7'10" x 5'2" (2.4 x 1.6)

low level wc, pedestal sink, walk in enclosed shower, towel ladder radiator, extractor fan, part tiled walls, tiled floor, UPVC double glazed velux window.

### Outside

Front - Lawned area, trees, shrubs and block paved driveway to front providing off road parking.

Rear - laid to lawn, trees, shrubs, tiled patio area, workshop with electric supply and entrance from both front and rear of the property.



Whilst every effort has been made to ensure the accuracy of the floor plan, the seller does not accept any liability for any errors or omissions. The plan is for information only and should not be used as a basis for any purchase or sale. The use of the plan is at the buyer's own risk and no guarantee is given for its accuracy or otherwise. © 2018

