



32 Merrilocks Road, Blundellsands, Liverpool, L23 6UN

Asking Price £574,950

Berkeley Shaw Prestige offers "Birkenshaw House" for sale with NO CHAIN

An impressive, Victorian Period 8 bedroom semi detached property built in the late 19th Century. Set in an exclusive Cul-de-Sac position with just 4 houses, it has the potential to be one of Blundellsands' most impressive dwellings.

Retaining many of the impressive original features and situated on a plot of approx 1/3 of an ACRE, the property benefits from spacious accommodation, with high ceilings to be found in every room.

Situated over 3 storeys, plus an accessible basement, the property would be ideal for a purchaser looking to upgrade and improve a property, and maybe house an independent family member in an upgraded 2nd Floor Apartment.

The property is situated in a much sought after residential area and is within easy reach of Blundellsands and Crosby train station which has direct routes to both Liverpool city centre and Southport. It is within walking distance of many excellent schools, the seafront and Antony Gormleys 'Iron Men' sculptures and other local amenities.



porch

Character front door, tiled floor, lead light glazed inner door with lead light side windows.

Hall

17'8" x 13'1" (5.4 x 4.0)

Coved ceiling, radiator, stairs to first floor

Cloakroom / WC

Frosted sash window to rear, vanity wash basin, low level W/C, radiator, door to basement

Basement - Room 1

14'9" x 11'1" (4.5 x 3.4)

Glow Worm wall mounted boiler

Basement - room 2

10'2" x 10'5" (3.1 x 3.2)

Basement - Room 3

12'1" x 10'2" (3.7 x 3.1)

Dining room

18'8" x 13'5" (5.7 x 4.1)

Sash window to front x 2, Feature marble fireplace, tiled hearth, picture rail, coved ceiling, radiator x 2

Lounge

18'4" x 13'5" (5.6 x 4.1)

Sash window to front, westmorland slate fireplace with feature shelving to side, inset coal effect gas fire, picture rail, radiator

Kitchen/Breakfast Room

15'1" x 13'5" (4.6 x 4.1)

Sash window to rear, range of high and low level units, glass display cabinet, one and half stainless steel sink, mixer tap, space for Range Master cooker, Range Master cooker hood, plumbing for dishwasher, original wooden storage cupboard, tiled floor

Utility

10'2" x 7'2" (3.1 x 2.2)

Window to rear, stainless steel sink with drainer, cupboards below, plumbing for washing machine, tiled floor, access to garden

Snug

12'1" x 10'2" (3.7 x 3.1)

Coved ceiling, radiator, open to conservatory

Conservatory

12'9" x 10'2" (3.9 x 3.1)

Double Glazed, double doors to garden

First Floor

Turned staircase, window to side, coved ceiling, radiator

Bedroom 1

19'4" x 13'9" (5.9 x 4.2)

Sash windows to front, picture rail, coved ceiling, radiator

En-suite Shower Room

Frosted sash window to front, shower enclosure with mains shower, low level W/C, pedestal wash basin, heated ladder towel rail, part tiled walls, radiator

Bedroom 2

18'0" x 13'5" (5.5 x 4.1)

Sash windows to front, coved ceiling, radiator

Bedroom 3

14'9" x 12'5" (4.5 x 3.8)

Sash window to rear, original wooden storage cupboard, coved ceiling, radiator

Bedroom 4

12'9" x 10'2" (3.9 x 3.1)

Sash window to rear, coved ceiling, radiator

Bathroom

10'2" x 6'10" (3.1 x 2.1)

Frosted window to rear, pedestal wash basin, panelled bath. W/C, radiator

Second Floor

Turned staircase, sash window to side. loft access

Bedroom 5

18'0" x 12'5" (5.5 x 3.8)

Sash window to front, original tiled fireplace with tiled hearth, storage cupboard

Bedroom 6

15'1" x 14'1" (4.6 x 4.3)

Sash window to rear, original tiled fireplace with tiled hearth

Bedroom 7

15'1" x 13'5" (4.6 x 4.1)

Window to front, radiator

Bedroom 8

14'1" x 10'5" (4.3 x 3.2)

Sash window to rear, original tiled fireplace with tile hearth

kitchen

10'2" x 5'10" (3.1 x 1.8)

Velux window, stainless sink with drainer

Bathroom

10'5" x 4'11" (3.2 x 1.5)

Sash window to rear, pedestal wash basin, panelled bath, W/C

Double Garage

Two separate up and over doors, access to garden

Gardens

Gardens to front rear and side, The front garden is laid to lawn, blocked paved, established bushes and shrubs, driveway for several cars. to the rear there is a large lawned area with mature borders with an abundance of shrubs, plants and trees, greenhouse, access to side of property.

