

1 Ward Road
Liverpool, Merseyside L23 8TB
Chain Free £499,950

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Do you want to live in a 5 BED DETACHED Property, in an area 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 PRESTIGE are pleased to present this DETACHED PROPERTY conveniently located within short walking distance of CROSBY BEACH, TRAIN STATION, Local amenities are a short distance away in CROSBY VILLAGE.

The property comprises of Entrance hall, lounge, dining room, sun room, kitchen diner, utility room, cloaks/WC, music room, inner hallway, shower room, gym, additional reception room / bedroom 5 to ground floor. To first floor there landing, 4 bedrooms, ensuite shower room to master bedroom, family bathroom, access to balcony.

Detached Annex has a Lounge/bedroom, Kitchen and Bathroom.

The property benefits from a corner plot and has a carriage driveway, landscaped side and rear garden.

This property is offered with NO CHAIN.

Viewing is highly recommended

Porch

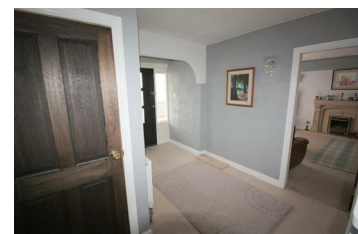
3.494 x 1.526 (11'5" x 5'0")

UPVC double glazed door and windows, tiled flooring, part tiled walls electric meter cupboard and storage,

Hall

2.990 x 3.820 (9'9" x 12'6")

Alarm panel, radiator, wall light and feature glazed wall to kitchen



W/C

0.895 x 2.124 (2'11" x 6'11")

Frosted glazed window to front, low level w/c pedestal wash hand basin, ladder towel rail, part tiled walls

Lounge

4.206 x 5.456 (13'9" x 17'10")

UPVC double glazed window to front, radiator, stone fire surround and hearth with coal effect gas fire inset, wall lights arch to dining room



Dining Room

2.368 x 2.417 (7'9" x 7'11")

UPVC double glazed window to side, radiator, sliding patio door to sun room



Sun Room

3.524 x 2.363 (11'6" x 7'9")

Window to side, feature stained glass roof light, radiator and French doors to rear garden



Kitchen/Diner

5.398 x 4.465 (17'8" x 14'7")

UPVC double glazed window to rear, range of wall and base units with Belfast sink and mixer tap over, electric oven, gas hob, chimney style extractor hood, radiator, inset lighting and glazed wooden door to rear



Bedroom 5/ Sitting Room

4.256 x 3.557 (13'11" x 11'8")

UPVC double glazed window to front, radiator and decorative ceiling

Snug/Music Room

4.236 x 1.795 (13'10" x 5'10")

UPVC double glazed window to rear, radiator. and sliding door to inner hall



Inner Hall

3.377 x 3.098 (11'0" x 10'1")

Gas meter cupboard, storage and inset lighting. Access to rear garden

Gym/Garage

3.509 x 4.592 (11'6" x 15'0")

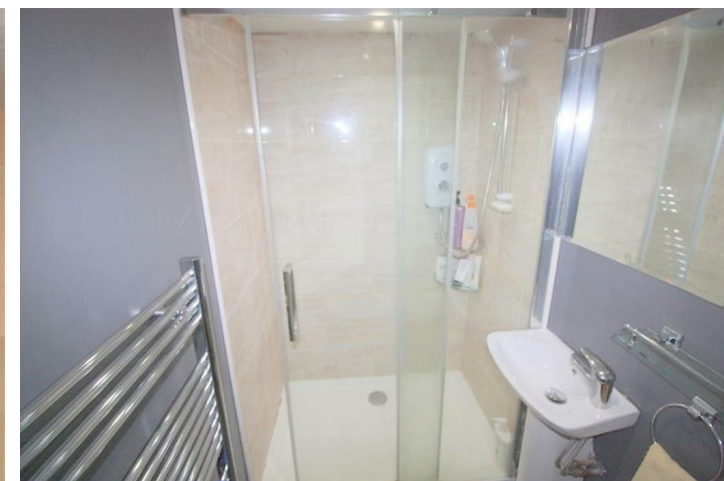
Window to side and laminate flooring. The room is set out as a Gym at present however could easily be converted back to a double garage



Shower Room

1.203 x 1.871 (3'11" x 6'1")

Walk in shower cubicle with electric shower, pedestal wash hand basin and heated ladder towel rail. Part tiled walls and floor and inset lighting



Utility Room

Housing Worcester boiler, plumbed for washing machine and tumble dryer and storage



Landing

Split landing with airing cupboard and access to loft



Master Bedroom

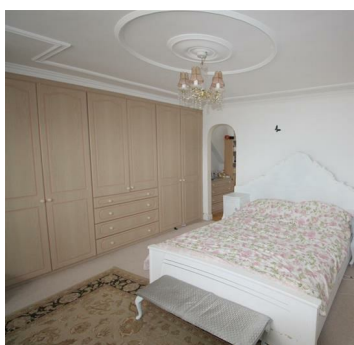
4.576 x 3.607 to wardrobes (15'0" x 11'10" to wardrobes)
UPVC double glazed window to front, radiator, range of fitted wardrobes and chest of draws, access to en suite

Bedroom 2

4.242 x 4.192 into wardrobe (13'11" x 13'9" into wardrobe)
UPVC double glazed window to front, radiator, fitted wardrobes and storage. Door leading onto Balcony

Bedroom 3

2.534 x 4.494 to front of wardrobes (8'3" x 14'8" to front of wardrobes)
UPVC double glazed window to side, radiator, fitted wardrobes, shelving and inset lighting



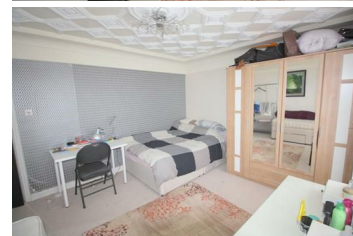
En suite to Master

2.479 x 1.983 (8'1" x 6'6")
UPVC double glazed window, walk in shower cubicle with mains shower, low level WC and vanity sink unit with additional storage, ladder towel rail and wooden flooring



Balcony

6.187 x 4.796 (20'3" x 15'8")
With views to front, storage and steps leading down onto rear garden



Bedroom 4

3.005 x 2.618 (9'10" x 8'7")
UPVC double glazed window to front and radiator



Family Bathroom

4.027 x 2.442 (13'2" x 8'0")

UPVC frosted window, low level WC, paneled bath with mixer tap over, shower cubicle with mains shower, vanity sink unit, part tiled walls, ladder towel rail, inset lights and TV and wooden flooring



Annex Living Area/Bedroom

5.423 x 2.551 (17'9" x 8'4")

UPVC part glazed door and window to side, radiator, wall lights and laminate flooring

Annex Kitchen

1.959 x 1.692 (6'5" x 5'6")

Double glazed frosted window, range of wall and base units, stainless steel sink, electric oven, gas hob, extractor fan, boiler

Annex Bathroom

1.860 x 1.663 (6'1" x 5'5")

Paneled bath with mixer tap and shower over, low level WC, vanity sink unit, ladder towel rail and extractor fan

Front Garden

With carriage block paved drive with parking for several vehicles, pond, lights and power. Substantial side garden laid to lawn, raised flower beds, block paved paths, outside tap, under cover seating area and access to rear garden



Rear Garden

With patio area, lawn, shrubs and flower beds, steps up to balcony and separate access to detached Annex



Detached Annex

Detached Annex to side of property

