



## 10 Agnes Road, Liverpool, Merseyside L23 6ST

£494,950

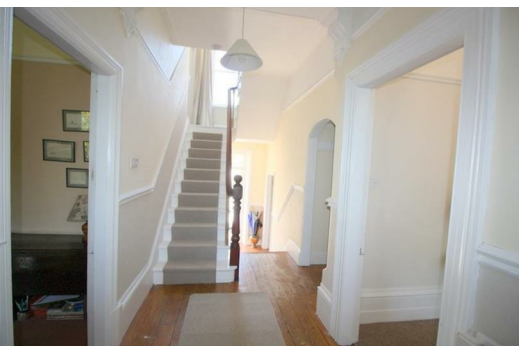
BERKELEY SHAW PRESTIGE are pleased to present for sale this impressive 7 Bedroom Semi Detached property.

Retaining many of the impressive original features and situated on a plot of approx 1/5 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 is situated in a much sought after residential area and is within easy reach of Blundellsands and Crosby train station (100m) 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.

THIS PROPERTY IS CHAIN FREE





**Porch**  
Original hardwood front door, gas and electric cupboard, dado rail, tiled floor.

**Hall**  
Half glazed hardwood door, dado rail, original floorboards, radiator, stairs to first floor.

**Cloakroom**  
11'9" x 3'7" (3.6 x 1.1)  
Frosted sash window to side, wall mounted wash basin, low level W/C, original floor boards, radiator.

**Entertaining Room 1**  
16'4" x 12'9" (5.0 x 3.9)  
Sash splay bay window to front, wooden surround fireplace, cast iron open fire, inset tiles with tiled hearth, picture rail, radiator.

**Entertaining Room 2**  
18'4" x 12'9" (5.6 x 3.9)  
Sash windows to front, open fire with original wooden fire surround. tiled inset with tiled hearth, picture rail, radiator.

**Morning Room**  
14'1" x 17'0" (4.3 x 5.2)  
Sash windows to rear, wall mounted coal effect gas fire, original fitted wooden cupboard, laminate floor, radiator.

**Kitchen**  
13'1" x 12'5" (4.0 x 3.8)  
Sash windows to rear and side, range of wall and base units, one and half stainless steel sink, drainer, mixer tap, fitted Aga, plumbing for dishwasher, space for fridge/freezer, part tiled walls, tiled floor.

**Cellar divided into 3 rooms**

**Cellar Room 1**  
16'4" x 12'9" (5.0 x 3.9)  
Sash window to front, fitted sink, drainer, mixer tap, plumbing for washing machine, tiled floor.

**Cellar 2**  
16'8" x 5'10" (5.1 x 1.8)  
Electric laid on, tiled floor

**Cellar 3**  
14'1" 5'10" (4.3 1.8)  
Sash window to front, tiled floor.

**Half landing**  
Sash window to rear, original floor boards, stairs to first floor.

**Bedroom 1**  
12'9" x 12'1" (3.9 x 3.7)  
Sash window x 2 to rear, original cast iron fire surround with inset tiles, picture rail, radiator

**Bedroom 2**  
12'9" x 10'5" (3.9 x 3.2)  
UPVC double glazed window to side, vanity wash basin with storage below, radiator.

**Bathroom**  
6'10" x 6'10" (2.1 x 2.1)  
Frosted sash window to side, panelled bath, mixer tap with hand held shower attachment, pedestal wash basin, storage cupboard, laminate floor, radiator.

**Separate W/C**  
4'11" x 3'3" (1.5 x 1.0)  
Frosted sash window to rear. low level W/C, laminate floor, radiator.

**1st Floor Landing**  
Dado rail, radiator, stairs to 2nd floor.

**Bedroom 3**  
16'4" x 13'1" (5.0 x 4.0)  
Splay sash window to front, wooden fire surround, cast iron inset with tiles, picture rail, radiator.

**Bedroom 4**  
9'2" x 5'10" (2.8 x 1.8)  
Sash windows to front, picture rail, original floor boards, radiator.

**Bedroom 5**  
15'5" x 13'1" (4.7 x 4.0)  
Sash window to front, wooden fire surround, cast iron inset with tiles, picture rail, original floorboards, radiator.

**2nd Floor Landing**  
Sash window to rear, fitted storage cupboard, stairs to 3rd floor.

**Bedroom 6**  
12'5" x 11'9" (3.8 x 3.6)  
Sash window to rear, original cast iron fireplace, original fitted wardrobe.

**Bedroom 7**  
12'1" x 10'2" (3.7 x 3.1)  
Sash window to rear, radiator.

**Shower Room**  
Double glazed velux window to rear, pedestal wash basin, low level W/C, shower cubicle with mira electric shower, stainless steel ladder style towel rail, part tiled walls, tiled floor.

**Rear Garden**  
Mature and well stocked garden, laid to lawn, established borders with a variety of shrubs, bushes and trees, patio area, outside tap, access to side of property.

**Front Garden**  
Laid to lawn, well stocked borders with shrubs and bushes, pebbled drive, parking for several cars.

