



4 Ward Road, Blundellsands, Merseyside, L23 8TB Offers In Excess Of £500,000

RARE OPPORTUNITY: Would you like an opportunity to refurbish a DETACHED property in BLUNDELLSANDS set within large gardens on an extensive plot?

Set within 100m of Anthony Gormley's Iron Men and located in a cul-de-sac off the Prestigious Hall Road West, this property is an ideal opportunity for a family to make it their forever home.

With partial sea views from the 1st Floor, this property benefits from the following:

Externally there is driveway to a double garage, and a front garden laid to lawn. To the rear is an entertainment area with extensive gardens which could have the potential for development subject to the necessary permissions.

On the ground floor there is a porch, hallway, front reception room, "L" shaped Lounge/Diner, 2 conservatories, kitchen, utility room, WC.

To the 1st floor there are 3 double bedrooms and a family bathroom. There is also a gallery landing with partial sea views.



External

Extensive laid to lawn gardens front and rear. Block paved driveway for several cars leading to double garage. Rear Garden is mature with patio and entertainment space

Porch

13'5" x 4'7" (4.1 x 1.4)

Tiled floor, timber frame windows

Entrance Hall

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

Stairlift to first floor

Living Room

24'7" x 21'11" (7.5 x 6.7)

UPVC Double Glazed Window, open fire with stoned surround and hearth.

Front Reception

12'9" x 11'1" (3.9 x 3.4)

UPVC Double Glazed Window, assortment of wall and base units, and built in storage cupboard

Conservatory No 1

13'1" x 12'1" (4 x 3.7)

UPVC Double Glazed Windows, and patio doors, tiled floor.

Kitchen

12'9" x 10'9" (3.9 x 3.3)

UPVC Double Glazed Window, assortment of wall and base units, gas hob, breakfast bar/worktop, gas hob, extractor fan, gas double oven/grill, integrated dishwasher, stainless steel double sink with mixer tap, partly tiled walls/splash back,

Conservatory No 2

12'9" x 9'6" (3.9 x 2.9)

UPVC Double Glazed Windows, and patio doors, tiled floor, radiator

Utility Area

UPVC Double Glazed Window, assortment of wall and base units, tiled floor,

WC

UPVC Double Glazed Window, tiled floor, low level WC, basin, cupboard, radiator

Garage

2 x up and over doors, assortment of wall and base units, storage in eaves, electric power supply, 2 x timber frame windows

Landing

12'1" x 10'9" (3.7 x 3.3)

UPVC Double Glazed Window,

Bedroom 1 (front)

12'1" x 11'5" (3.7 x 3.5)

UPVC Double Glazed Window, built in wardrobes

Bedroom 2 (rear)

UPVC Double Glazed Window,

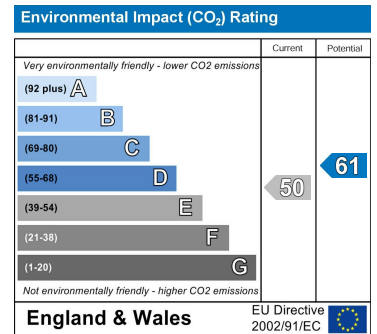
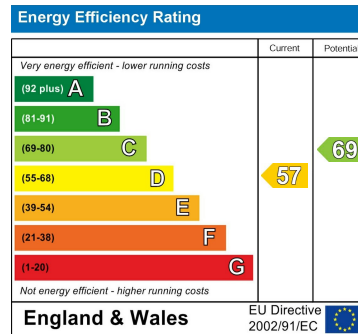
Bedroom 3 (front)

UPVC Double Glazed Window, built in wardrobes

Bathroom

10'9" x 8'10" (3.3 x 2.7)

Panel bath, pedestal wash basin, low level WC, separate shower, storage cupboards (one for immersion, one for towels etc), partly tiled



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurement of areas, volumes, rooms and any other items are approximate and the responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such for the prospective purchaser. The services, systems and appliances included here have not been tested and no guarantee as to their quality or efficiency can be given. Made with Energy 1000

