



40 Eshe Road North, Liverpool, Merseyside L23 8UF

£620,000

Character, Charm, Tradition, Space, and Immaculate finish....That is what this 7 BEDROOM Semi-Detached Property in the HEART of BLUNDELLSANDS offers.

The property has everything you would need in a forever family home and benefits from :
Entrance Vestibule, Entrance Hall, Music Room, Lounge, Dining Room, Conservatory, Open Plan Kitchen-Diner, Utility Room, Shower Room, and WC.

To the First Floor there are 4 Double Bedrooms (Master with en-suite), and a Family Bathroom.

To the Second Floor there are a further 3 Double Bedrooms and a second Bathroom.

Externally to the front there is a driveway suitable for 2/3 cars, and to the rear there is entertainment area/patio accompanying a mature garden laid to lawn.



Entrance Vestibule

5'6" x 4'3" (1.7 x 1.3)

With tiled floor, meter cupboard with stained glass windows to the side of the Original Front door accessing the Hallway

Entrance Hallway

15'8" x 5'6" (4.8 x 1.7)

Grand entrance hallway with access to all rooms and an original wooden turned staircase with half landing and a stained glass window to side

Lounge

20'0" x 13'1" (6.1 x 4)

UPVC double glazed bow bay window to the front, original wood fire surround with marble inset and hearth housing a gas fire, radiator

Dining Room

20'8" x 13'5" (6.3 x 4.1)

UPVC Double Glazed box bay window to the front, wooden fire surround with inset gas fire and radiator

Music Room

13'1" x 12'1" (4.0 x 3.7)

French doors lead into Conservatory, timber fire surround with fire inset, radiator, wooden flooring

Conservatory

12'9" x 10'5" (3.9 x 3.2)

UPVC windows and double doors onto rear garden, tiled flooring

Kitchen Diner

19'8" x 10'9" (6 x 3.3)

UPVC double glazed windows to two sides plus bi folding doors to the rear, there is an exposed chimney breast with Gas fired wood/coal burner effect, range of wall and base units incorporating a peninsula breakfast bar, double oven, gas hob and extractor fan above, integrated dish washer, single drainer sink with mixer tap, part tiled and part wood flooring

Utility Room

12'9" x 6'10" (3.9 x 2.1)

UPVC double glazed window to side, radiator, plumbed for a washer dryer, storage cupboard housing the boiler, shower cubicle with tiled walls, access to WC

WC

3'7" x 3'3" (1.1 x 1)

access from the utility room, with low level WC, wash hand basin and radiator

Landing (1st floor)

To the half landing is a stained glass timber window to the gable wall, to the 1st floor landing there is a radiator

Family Bathroom

10'9" x 9'2" (3.3 x 2.8)

UPVC double glazed opaque window, free standing bath, low level WC, pedestal wash hand basin and shower cubicle, tiled walls and floor

Master Bedroom

21'3" x 20'8" (6.5 x 6.3)

UPVC double glazed box bay window, wrought iron gas fire with tiled surround, 2 radiators,

En-Suite

11'5" x 5'6" (3.5 x 1.7)

low level wc, shower cubicle, basin with mixer tap, partly tiled, laminate floor, ladder towel rail

2nd Bedroom

15'8" x 13'5" (4.8 x 4.1)

UPVC Double Glazed Window, Fitted wardrobes, Wrought Iron Fire Surround, 2 x radiators

3rd Bedroom

13'1" x 11'9" (4 x 3.6)

UPVC Double Glazed Window, Fitted wardrobes, Wrought Fire Surround, radiator

4th Bedroom

11'5" x 10'2" (3.5 x 3.1)

UPVC Double Glazed Window, Wrought Iron Fire Surround, radiator

Landing (2nd floor)

To the half landing is a UPVC window to the gable wall, Radiator (fire door for separation from rest of property for Granny Flat)

5th Bedroom

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

Timber fire surround, marble hearth, gas fire, UPVC Double Glazed Window, Timber Fire Surround, Radiator

6th Bedroom

11'9" x 8'10" (3.6 x 2.7)

UPVC Double Glazed Window, Radiator,

7th Bedroom (store)

9'2" x 8'6" (2.8 x 2.6)

UPVC Double Glazed Window, Radiator, Gas powered combi-boiler (for 2nd floor)

Bathroom

7'2" x 5'6" (2.2 x 1.7)

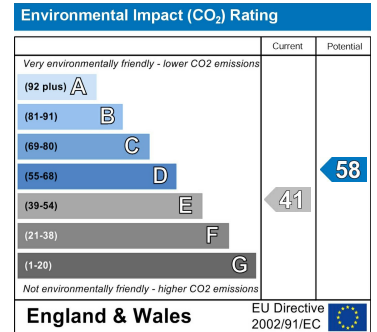
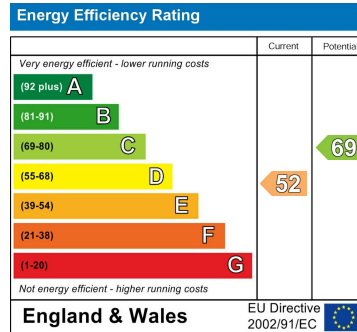
Low Level WC, pedestal wash basin, Shower over bath, fully tiled, Velux Window

Exterior Front

Block Paved Driveway for 3 cars, slate stone, shrubs

Exterior Rear

Mature gardens laid to lawn with entertainment, patio area, access to side and front,



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, walls and the plot area are approximate and the responsibility is taken for any errors, omissions or mis-statements. The plans for illustration purposes only and should be used as such by any prospective purchaser. The furniture, colour and appliances shown have not been measured or specified. We do not take responsibility for any errors or omissions. Made with Mapbox ©2020

