



## 29 College Road North, Blundellsands, L23 8UR

### Offers Over £675,000

If you are searching for an immaculately presented property with an abundance of original features, this is the home for you!

Berkeley Shaw Real Estate is the appointed agent for this stunning five-bedroom semi-detached home located on College Road North L23. Blundellsands is one of the most sought-after suburbs in the region. The area boasts a wide variety of amenities include

Set out across three floors, the accommodation briefly comprises; entrance vestibule leading to a grand entrance hall with solid wood flooring, feature stained glass door and windows. From here, you access the elegant dining room, the space is flooded with natural light via the bay and is finished with original features & a feature fireplace. The living room is the ideal space to relax of an evening and is tastefully finished with an impressive feature fire and ornate coving. To the rear of the property is the kitchen diner, boasting a range of integrated appliances and views out across the garden. Completing the ground floor layout is a utility room and separate WC. Ascending to the first floor, the split-level landing gives access to four generous bedrooms, the master-suite boasting an en-suite shower room and a well-presented four-piece bathroom. The upper floor provides a further bedroom, which is currently utilised as an office and provides stunning views of the garden.

Externally, the property offers a walled and gated paved front garden with off street parking for several cars and mature borders. The stunning rear garden is a great space for outdoor dining or entertaining with an outbuilding, patio area, laid to lawn, mature borders & a further patio area providing a bar area and space for a hot tub! Further benefits to the property include gas central heating and double glazing.

Viewing is an absolute must to appreciate the quality of this fantastic home!





## Vestibule

Tiled floor & front door with frosted glass.

## Entrance hall

Solid wood flooring, timber door with lead lining & stained glass, radiator, cloaks cupboard & stairs to first floor.

## Dining room

Double glazed windows, Karndeian flooring, 2 x radiators, feature fireplace, ornate coving and picture rail.

## Living room

Double glazed windows, radiator, ornate coving, gas fire with stone surround & picture rail.

## Kitchen diner

Range of wall & base units, Belfast sink, tiled floor, tiled splash back, double glazed windows, 'French' UPVC doors to rear garden, integrated fridge freezer & radiator.

## Utility room

Double glazed window, door to rear garden, tiled floor, radiator, stainless steel sink with mixer tap, combi boiler, radiator, space for washing machine and tumble dryer.

## WC

Double glazed window, WC, basin, radiator & tiled floor.

## Split level landing

Picture rail, stairs to upper floor & stained glass window.

## Bedroom 1

Fitted wardrobes, laminate floor, double glazed windows & radiator.

## En-suite

Tiled floor, tiled walls, WC, basin, double glazed window, radiator and corner shower unit with electric shower.

## Bedroom 2

Double glazed window, fitted wardrobes, feature fireplace, laminate floor & radiator.

## Bedroom 3

Double glazed window, cast iron fireplace, double glazed window, wooden floor & radiator.

## Bedroom 4

Double glazed window, wooden floor & radiator.

## Family bathroom

2 x double glazed windows, free standing bath with hand shower, WC, basin, shower unit, storage cupboard, tiled floor & part tiled walls.

## Upper landing

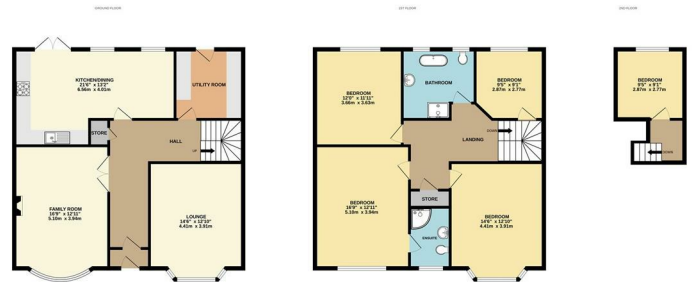
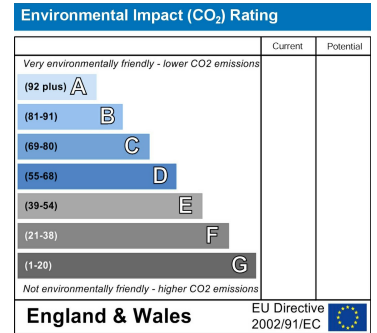
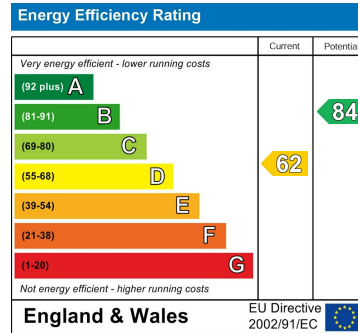
Stained glass window.

## Bedroom 5

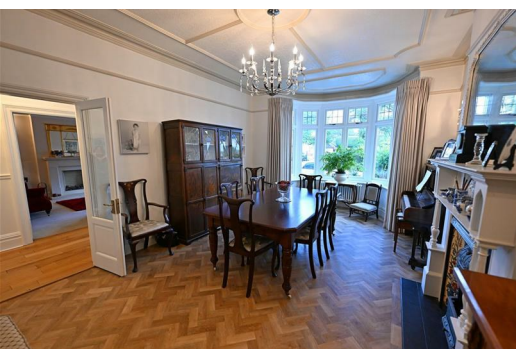
Double glazed window, wooden floor & radiator.

## Externally

Walled and gated front garden with mature borders and paved driveway providing parking for several vehicles. Rear garden with 2 x patio areas, mature borders, laid to lawn & outbuilding.



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