



## 5 Dowhills Road, Blundellsands, L23 8SH

Asking Price £550,000

Are you searching for a spacious family home with fantastic potential?

Berkeley Shaw Real Estate is delighted to bring to the sales market this spacious six-bedroom semi-detached property located on Dowhills Road. The property is situated in Blundellsands, one of the region's premier suburbs. The surrounding area boasts a stunning variety of amenities. Crosby Beach is located just a short walk away, displaying the iconic 'Another Place' by Anthony Gormley. The property is ideal for commuters given the fantastic transport infrastructure. Crosby Village offers a wide variety of shops, restaurants, cafes & bars. The area also benefits from fantastic local schools, making this perfect for families.

Situated on a generous corner plot, the accommodation is set out across two floors and briefly comprises; porch, spacious entrance hall with downstairs storage, living room with double doors to the spacious garden, sitting room, inner hall giving access to the utility room and kitchen diner. Ascending to the first floor, the landing provides access to six generously sized bedrooms, a shower room and a separate WC. Externally, the property boasts gardens to the front, side & rear. There is also off-street parking accessed via St Anthony's Road with further access to the garage. Further benefits to the property include no onward chain, part double glazing and gas central heating.

Viewing is essential to appreciate the fantastic potential of this fantastic home!



## Porch

## Entrance hall

Radiator, storage cupboard & single glazed windows with secondary glazing.

## Sitting room

Single glazed lead lined windows with secondary glazing, radiator & gas fire with tiled surround.

## Living room

UPVC 'French' style doors to garden, double glazed windows, 2 x single glazed windows with secondary glazing, 2 x radiators & gas fire with tiled surround.

## Inner hall

## Utility room

Double glazed window.

## Kitchen diner

Range of wall & base units, 2 x radiators, stainless steel sink with drainer, 2 x double glazed windows, larder & combination boiler.

## Outer hall

Access to WC & timber frame door to garden.

## WC

Single glazed window, WC & basin.

## Landing

Loft access & single glazed window with secondary glazing.

## Bedroom 1

Radiator, picture rail & single glazed window with secondary glazing.

## Bedroom 2

Single glazed window with secondary glazing, radiator & feature fireplace.

## Bedroom 3

Double glazed window, radiator & storage cupboard.

## Bedroom 4

Radiator, picture rail, basin & double glazed window.

## WC

WC & double glazed window.

## Inner landing

## Bedroom 5

Radiator, double glazed windows to bay & single glazed window with secondary glazing.

## Bedroom 6

Radiator & single glazed window with secondary glazing.

## Shower room

Double glazed window, radiator, basin, tiled wall & shower with glass screen.

## Externally

Gardens to front, side & rear with laid to lawn and mature borders. Driveway access from St Anthony's Road with garage.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		63
		84
England & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
	EU Directive 2002/91/EC	



While every attempt has been made to ensure the accuracy of the figures contained here, measurements of floors, walls, rooms, etc. may vary slightly from those shown and responsibility is taken for any error. The services, systems and appliances shown have not been tested and no guarantee can be given regarding their condition or performance. Measurements are for information only and should not be relied upon for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee can be given regarding their condition or performance. Measurements are for information only and should not be relied upon for any prospective purchase. Measurements are for information only and should not be relied upon for any prospective purchase.



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