



10 Harlech Road, Liverpool, L23 6XA

Offers Over £425,000

Are you in the market for a spacious family home with an abundance of character features?

Berkeley Shaw Real Estate is delighted to bring to the sales market this spacious five-bedroom semi-detached home. The property is on Harlech Road in the sought-after suburb of Blundellsands L23. The area boasts a stunning variety of amenities with a fantastic range of schools making this perfect for families, excellent transport links via both road and rail adding to the desirability for commuters. The area also offers a wide variety of shops, bars, cafes & restaurants. Crosby Beach is also located just a short walk away.

Set out across three floors, the accommodation briefly comprises; vestibule, spacious entrance hall with WC, stunning sitting room with bay fronted window and bay fronted living room, spacious dining room with original cupboards and open aspect through to the fitted kitchen. This space is the ideal area for entertaining or eating as a family and is complete with French doors out to the rear garden, coal burning stove and ample storage. Completing the ground floor layout is a utility room. Ascending to the first floor, the generous landing gives access to four well-proportioned bedrooms, a study and a three-piece bathroom. The upper floor provides the final bedroom which is currently utilised as a storage space. This space has enormous potential for further conversion. Externally, the property boasts a walled and gated front garden. To the rear of the property is a garage and a well-presented walled garden with patio area, laid to lawn and mature borders. Further benefits include gas central heating.

Viewing is essential to appreciate all this fantastic family home has to offer!



Vestibule

Original tiled floor & storage cupboard.

Entrance hall

Radiator, stairs to first floor, storage cupboard, picture rail & coving.

Living room

Single glazed square bay window, coving, picture rail, radiator & open fire.

Sitting room

Single glazed bay windows, radiator, feature fireplace, coving & picture rail.

Dining room

Solid wood flooring, double glazed timber framed French doors to rear garden, coal burning stove & radiator.

Kitchen

Range of wall & base units, single glazed window, stainless steel sink with drainer, solid wood flooring, extractor hood & tiled splash back.

Utility room

Door to rear garden, single glazed window, tiled floor, range of wall and base units & combination boiler.

WC

Single glazed window, part tiled wall, WC & basin.

Landing

Split level landing with single glazed window, picture rail, stairs to upper floor & coving.

Bedroom 1

Coving, single glazed window, picture rail, radiator and original solid wood floor.

Bedroom 2

Coving, single glazed window, picture rail, radiator and original solid wood floor.

Bedroom 3

Coving, single glazed window, feature fireplace, radiator, picture rail & original solid wood flooring.

Bedroom 4

Coving, radiator, single glazed window & picture rail.

Study

Single glazed window & coving.

Bathroom

Double glazed window, part tiled wall, towel radiator, WC, basin & bath with shower.

Upper landing

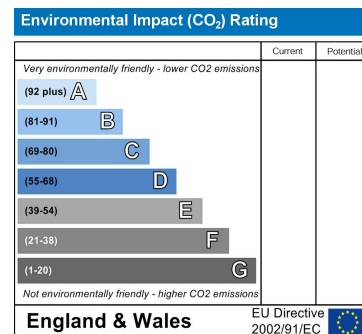
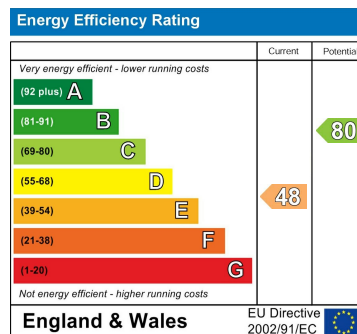
Split level landing with storage cupboard & sky light.

Bedroom 5

Single glazed window, velux window & access to storage cupboard.

Externally

Walled, gated & partly paved front garden. Garage to rear of the property with access via shared driveway. Rear walled landscaped garden with patio area, laid to lawn & mature borders.



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of floor, ceiling, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The vendor, licensee and agent make no representation and no guarantee as to their suitability or accuracy can be given. Made with MyHomeplan.com



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