



Linville Avenue,
Blundellsands, L23 6XU

OFFERS OVER
£510,000

SM
STEPHANIE MACNAB
ESTATE AGENT

Tucked away in a QUIET CUL-DE-SAC in Blundellsands, this detached home is one of only five properties built here and has been owned by the same family since new. With a GENEROUS PLOT, mature gardens and plenty of scope to enhance and remodel, this is a rare opportunity to purchase a property in such a desirable location.

The accommodation extends to approximately 1,765 sq ft (GIA) and flows well for family living. A welcoming entrance hall leads to a SPACIOUS LOUNGE, a separate DINING ROOM, and a KITCHEN with adjoining UTILITY/WC. Buyers will see OBVIOUS POTENTIAL here – the kitchen and dining room could easily be knocked through to create a much larger OPEN-PLAN FAMILY KITCHEN, while the integral DOUBLE GARAGE is ideal for conversion into a further reception room, home office or gym (subject to permissions). These options make the property a genuine blank canvas with the flexibility to adapt to modern living.

Upstairs, there are FOUR BEDROOMS, including a main bedroom with EN-SUITE, together with a family bathroom and additional WC.

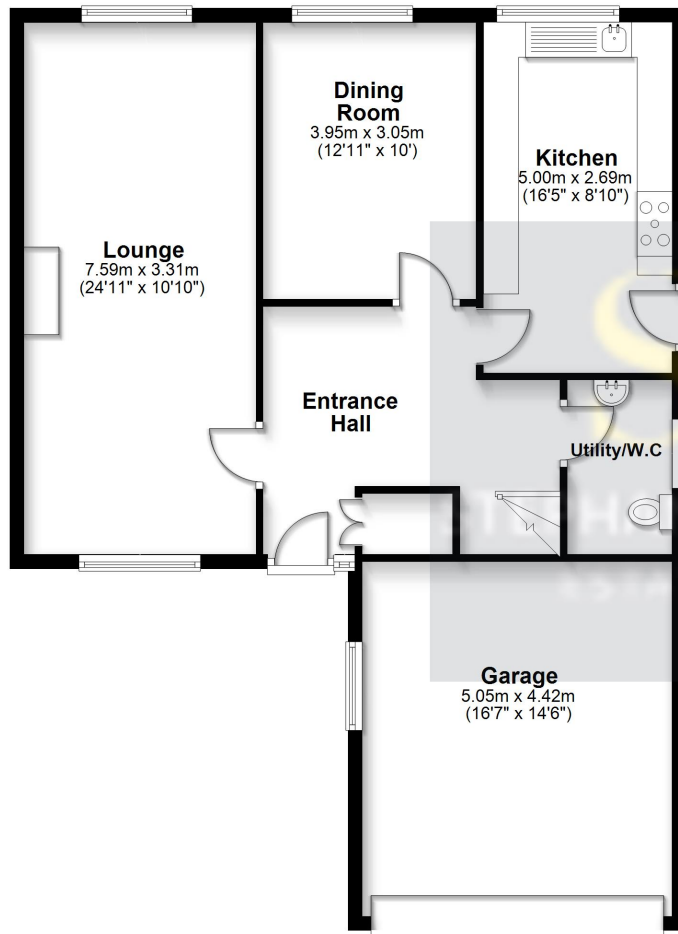
Externally, the house sits on a generous plot with gardens to the front and rear. The rear garden is mainly laid to lawn with mature planting, while the front is enhanced by a CHERRY BLOSSOM TREE that will be particularly delightful in spring. With OFF-ROAD PARKING, a DOUBLE GARAGE, and NO ONWARD CHAIN, this home represents a blank canvas for the next owners to create something special.





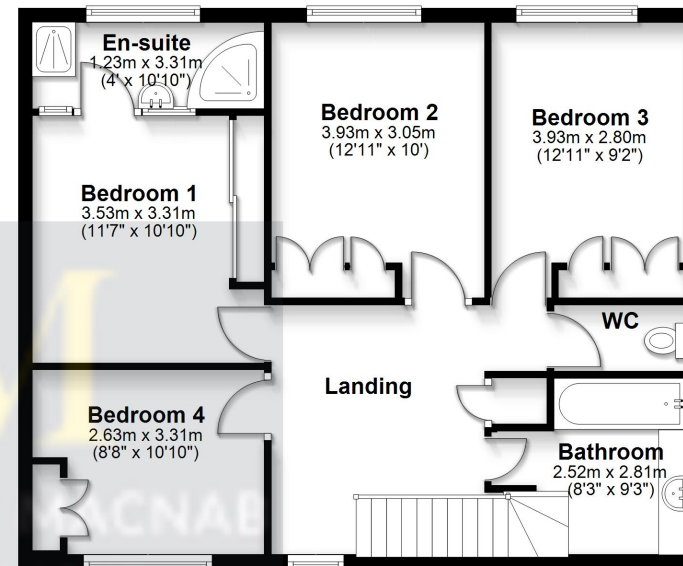
Ground Floor

Approx. 93.0 sq. metres (1001.0 sq. feet)



First Floor

Approx. 71.0 sq. metres (764.3 sq. feet)



Total area: approx. 164.0 sq. metres (1765.3 sq. feet)

This floorplan is for illustrative purposes only and is not to scale.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	69	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

EU Directive
2002/91/EC



SM