



St Michaels Road,
Blundellsands, L23 7UN

Offer over £700,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Welcome to this charming DOUBLE-FRONTED DETACHED HOUSE, a much-loved home that has stood the test of time for over two decades. This property exudes warmth and character, having been meticulously maintained over the years, with recent UPGRADES including a Worcester boiler and the addition of PLANTATION SHUTTERS, enhancing both comfort and style.

The thoughtful layout, as illustrated in the FLOORPLAN, has proven to work seamlessly for the current owners. The inviting ENTRANCE HALL sets the tone, leading to a front-facing LOUNGE and an adjacent DINING ROOM the perfect entertaining space for the festivities. The LARGE DINING KITCHEN is a focal point for family gatherings and culinary delights. Practical additions such as the DOWNSTAIRS SHOWER ROOM, UTILITY ROOM, and SIDE PORCH contribute to the functionality of the home.

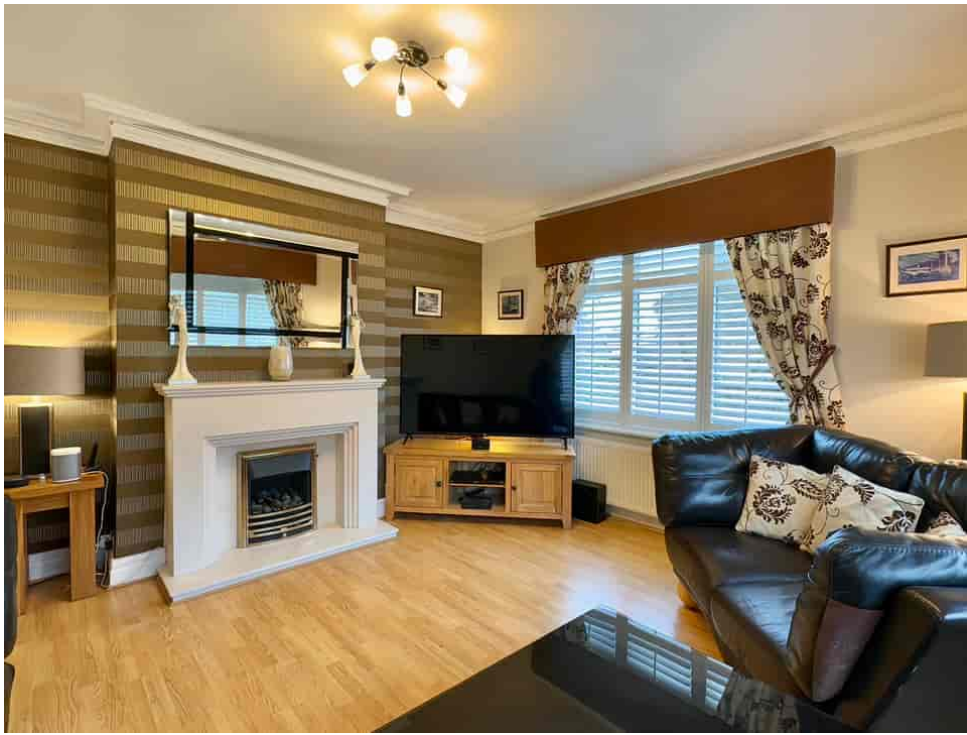
Upstairs, the first floor hosts FOUR BEDROOMS and a FAMILY BATHROOM with a separate WC. The MAIN BEDROOM is a retreat in itself, boasting an EN-SUITE shower room for added convenience. The SECOND FLOOR reveals a FIFTH BEDROOM and a versatile DRESSING or SITTING AREA, providing an ideal space for a teenager or a private escape.

Outside, the property is surrounded by well-maintained GARDENS, offering a tranquil outdoor haven. A brick-built garden store and lean-to serve practical purposes, providing storage for both garden essentials and bikes.

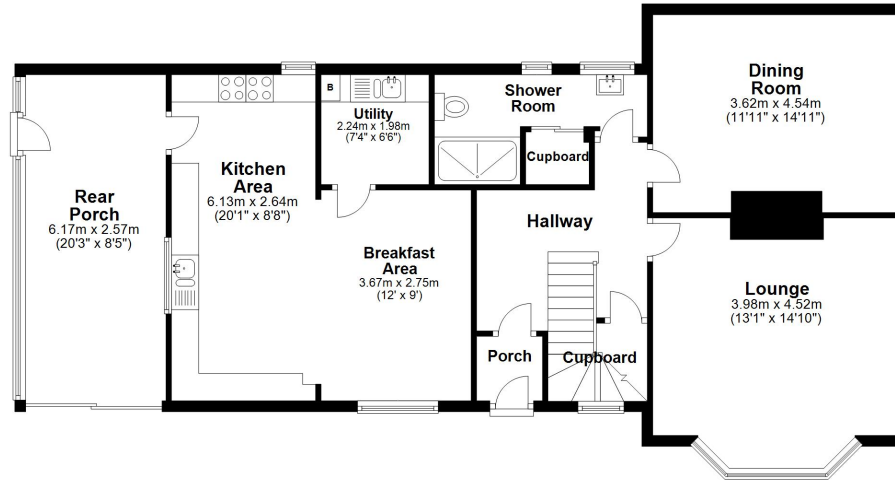
The added bonus of OWNED SOLAR PANELS significantly contributes to energy efficiency, offering a cost-effective and environmentally friendly solution. These panels will remain with the property, adding a valuable and sustainable aspect to the home.

This residence is a true gem, combining comfort, functionality, and a warm ambience. Don't miss the opportunity to experience the charm of this much-loved home. Call now to arrange a viewing at 01704 516 626 and discover the unique features that make this property special.

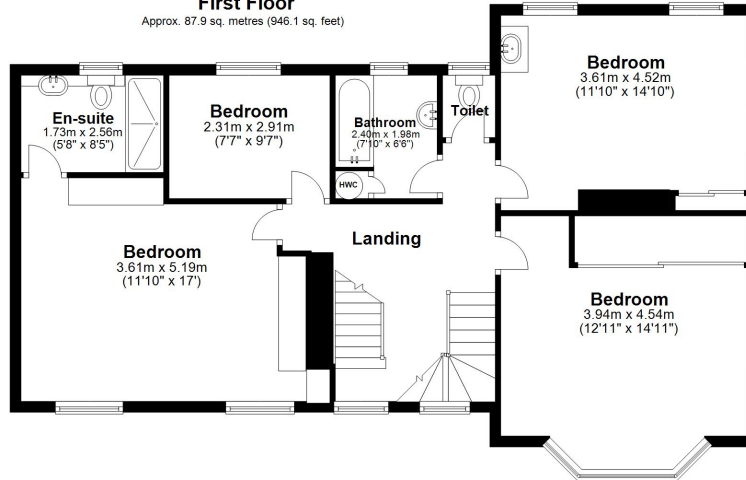




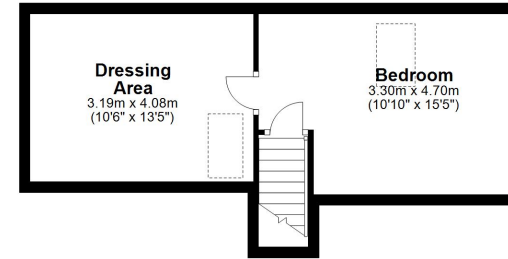
Ground Floor
Approx. 104.8 sq. metres (1128.4 sq. feet)



First Floor
Approx. 87.9 sq. metres (946.1 sq. feet)



Second Floor
Approx. 29.7 sq. metres (319.8 sq. feet)



Total area: approx. 222.4 sq. metres (2394.3 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

