



31 Blundell Road, Hightown, Liverpool, Merseyside. L38 9EE

£725,000 Leasehold

FOR SALE



PROPERTY DESCRIPTION

This deceptively spacious 1920s detached house offers spacious family accommodation and is set within a generous plot which extends to approximately one quarter of an acre in this desirable location in Hightown.

This attractive home offers well-balanced living space ideal for modern family life. Features include a welcoming reception hall, a large lounge which is ideal for entertaining, and a separate family room. The heart of the home is a stylish breakfast kitchen complete with granite worktops, centre island and integrated appliances, open to a bright dining area, perfect for family gatherings. A substantial laundry room adds to the practicality of the ground floor layout. To the first floor there are FOUR well-proportioned double bedrooms including a generous principle bedroom with double doors opening to a Juliet balcony and also benefiting from a stylish en-suite shower room. A modern family bathrooms serves the remaining bedrooms.

Externally, a detached garage provides extra flexibility with a useful office/studio to the rear. The property boasts an extensive in and out driveway, set behind attractive wrought iron gates, providing ample off road parking for multiple vehicles. The sizable westerly-facing rear garden is ideal for families and entertaining, with an extensive lawn bordered by mature trees, a large decked terrace and paved patio provide a relaxing space.

Hightown is a sought-after coastal village nestled between Formby and Crosby, offering a peaceful lifestyle with excellent transport links including its own railway station, free local school bus services taking and dropping children at local schools in Formby and Crosby, local amenities and access to the beach and scenic coastal walks.

FEATURES

- SOUGHT AFTER LOCATION CLOSE TO BEACH
- WESTERLY FACING PLOT EXTENDING TO APPROXIMATELY 0.25 OF AN ACRE
- ATTRACTIVE KITCHEN OPEN TO DINING ROOM
- TWO ENTERTAINING ROOMS
- FOUR DOUBLE BEDROOMS
- STYLISH EN-SUITE SHOWER ROOM AND FAMILY BATHROOM
- DOUBLE GLAZING AND GAS HEATING SYSTEM
- DETACHED GARAGE AND CARRIAGE DRIVEWAY



ROOM DESCRIPTIONS

Vestibule Entrance

U.P.V.C. framed double glazed door with obscure glass;
U.P.V.C. framed double glazed window to side; open to:-

Spacious Reception Hall

12' 01" x 18' 02" (3.68m x 5.54m) U.P.V.C. framed double glazed window to rear; wood effect laminate flooring; stairs to first floor.

Cloakroom/W.C.

5' 10" x 4' 08" (1.78m x 1.42m) Suite comprising inset wash hand basin and low level W.C. with concealed cistern; part tiled walls; wood effect laminate flooring; U.P.V.C. framed double glazed window to side with obscure glass.

Front Lounge

22' 11" x 12' 10" (6.99m x 3.91m) U.P.V.C. framed double glazed window to front; U.P.V.C. framed double glazed bow window to side; feature fireplace fitted with coal effect gas fire.

Family Room

14' 11" x 13' 00" (4.55m x 3.96m) U.P.V.C. framed double glazed window to side.

Breakfast Kitchen opening to Dining Area

28' 2" x 13' 0" (8.59m x 3.96m) Range of base, wall and drawer units; granite working surfaces incorporating a one and a half bowl inset stainless steel sink with mixer tap; space for range style cooker; extractor canopy; integrated dishwasher; integrated freezer; centre island with granite work top, cupboards and drawers below and breakfast bar with pendant lighting over; wood effect laminate flooring; U.P.V.C. framed double glazed window to side; U.P.V.C. framed double glazed door to side with obscure glass; U.P.V.C. framed double glazed French doors to rear garden.

Large Laundry Room

18' 8" x 7' 2" (5.69m x 2.18m) Base and wall units; single drainer stainless steel sink unit with mixer tap; plumbing for automatic washing machine; space for tumble dryer; space for American style refrigerator/freezer; tiled floor; U.P.V.C. framed double glazed window to rear; U.P.V.C. framed double glazed door to side with obscure glass.

First Floor

Turned Staircase

U.P.V.C. framed double glazed window to to side.

Half Landing

Study

U.P.V.C. framed double glazed window to side.



ROOM DESCRIPTIONS

Landing

Loft access; cylinder cupboard and separate linen cupboard.

Bedroom No. 1

17' 10" x 13' 0" (5.44m x 3.96m) U.P.V.C. framed double glazed, double opening French doors to Juliet balcony; range of built in wardrobes.

En-Suite Shower Room

6' 11" x 6' 06" (2.11m x 1.98m) Suite comprising large tiled walk-in shower compartment with mains fitment; pedestal wash hand basin; low level W.C.; chrome ladder style radiator; extractor; U.P.V.C. framed double glazed window to rear with obscure glass.

Bedroom No. 2

21' 3" x 12' 10" (6.48m x 3.91m) U.P.V.C. framed double glazed window to front and side; built in wardrobes.

Bedroom No. 3

13' 0" x 13' 0" (3.96m x 3.96m) U.P.V.C. framed double glazed window to side; built in wardrobes.

Bedroom No. 4

13' 0" x 10' 3" (3.96m x 3.12m) U.P.V.C. framed double glazed window to side; built in wardrobes; laminate flooring.

Family Bathroom

10' 1" x 7' 2" (3.07m x 2.18m) Suite comprising panelled bath with mains shower fitment, fixed head and hand held shower attachment; pedestal wash hand basin; low level W.C.; chrome ladder style radiator; part tiled walls; U.P.V.C. framed double glazed window to side with obscure glass.

Outside

Garage

18' 8" x 10' 5" (5.69m x 3.17m)

Storage Room/Office

7' 2" x 9' 6" (2.18m x 2.90m)

Gardens

Extensive gardens to front and rear.

Council Tax Band -

EPC Rating - C

PLEASE NOTE

**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements , distances and areas are approximate only. All fixtures, fittings and other items are NOT included unless specified in these details. Any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order **







FLOORPLAN & EPC



Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The various fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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