



28 Blundell Road, Hightown, Liverpool, Merseyside. L38 9EG

Offers Over £525,000 Leasehold

FOR SALE



PROPERTY DESCRIPTION

Colette Gunter Estate Agents are pleased to present to the market this 1920's detached house which presents an opportunity for renovation enthusiasts, offering potential buyers the chance to restore its vintage charm whilst embracing contemporary comforts. With vision and investment this property could become a timeless retreat for its occupants. Nestled on a generous plot which extends to approximately 0.37 of an acre the layout is of a classic design with separate living areas, spacious dining kitchen and solid oak staircase leading to the upper floor where there are four spacious bedrooms and en-suite bathroom.

The extensive plot is a particular feature and offers the opportunity for future expansion subject to the relevant planning consents and ground landlords permission.

The Village of Hightown offers a quiet semi rural location with a community spirit and beach on your doorstep, essential amenities include Doctors, Dentist, Pharmacy, Post Office, Village Store and transport links including Hightown railway station and bus services including free school buses taking and dropping children to local schools in Formby & Crosby.

FEATURES

- LARGE PLOT EXTENDING TO APPROX 0.37 OF AN ACRE
- CHARACTER PROPERTY
- TWO ENTERTAINING ROOMS
- DINING KITCHEN
- FOUR BEDROOMS
- EN-SUITE BATHROOM
- DOUBLE GLAZING & GAS HEATING SYSTEM
- CONVENIENT FOR HIGHTOWN RAILWAY STATION WITH LINKS TO LIVERPOOL & SOUTHPORT
- POPULAR COASTAL VILLAGE LOCATION



ROOM DESCRIPTIONS

Enclosed Vestibule

3' 2" x 6' 7" (0.97m x 2.01m) Oak glazed door; original oak panelled walls; oak double glazed window to side with coloured glass and 'leaded' lights.

Large Reception Hall

Oak door; Original oak panelled walls; two feature oak double glazed windows with coloured glass and 'leaded' lights; parquet flooring.

Wet Room

Suite comprising mains shower; inset wash hand basin in vanity unit; low level W.C.

Front Entertaining Room

19' 3" x 12' 9" (5.87m x 3.89m) U.P.V.C. framed double glazed window to front and side; feature ornate fireplace with open grate; exposed oak beams to ceiling; parquet flooring.

Sititng Room/Family Room

12' 9" x 14' 10" (3.89m x 4.52m) U.P.V.C. framed double glazed window to side; feature ornate fireplace surround fitted with log burning stove.

Dining Kitchen

16' 10" reducing to 13'1" x 17' 8" (5.13m x 5.38m) Base, wall and drawer units; granite working surfaces; one and a half bowl inset stainless steel sink with mixer tap; space for range style cooker; extractor canopy; space for American style refrigerator/freezer; plumbing for automatic dishwasher; plumbing for automatic washing machine; engineered oak flooring; U.P.V.C. framed double glazed window to side and rear; U.P.V.C. framed double glazed door to:

Conservatory

U.P.V.C. framed double glazed windows; U.P.V.C. framed double opening French doors to rear garden.

First Floor

Landing

U.P.V.C. framed double glazed window to side; cylinder cupboard.

Bedroom No. 1

17' 2" x 12' 9" (5.23m x 3.89m) U.P.V.C. framed double glazed window to front; built in wardrobes to one wall; double opening doors to:-

En-Suite Bathroom

5' 6" x 11' 4" (1.68m x 3.45m) Suite comprising corner bath with mixer tap and shower attachment; pedestal wash hand basin; low level W.C.; U.P.V.C. framed double glazed window to front with obscure glass.

Bedroom No. 2

12' 9" x 13' 8" (3.89m x 4.17m) U.P.V.C. framed double glazed window to side; laaminate flooring; built in wardrobes.

Bedroom No. 3

12' 9" x 9' 9" (3.89m x 2.97m) U.P.V.C. framed double glazed window to side.

Bedroom No. 4

11' 9" x 7' 4" (3.58m x 2.24m) U.P.V.C. framed double glazed window to rear.

Study

6' 3" x 6' 2" (1.91m x 1.88m) U.P.V.C. framed double glazed window to rear.

Potential Shower Room

6' 9" x 5' 9" (2.06m x 1.75m)

Outside

Detached Garage

Gardens

Extensive gardens to front, side and rear.

PLEASE NOTE

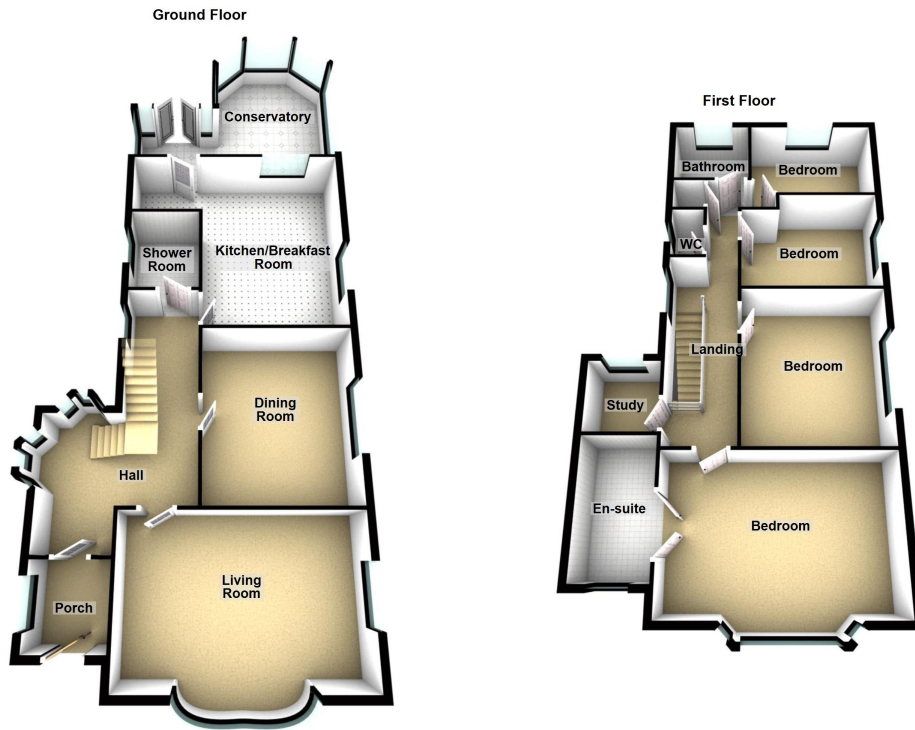
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements , distances and areas are approximate only. All fixtures, fittings and other items are NOT included 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



Sizes are approximate
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		74
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

