



Dowhills Road,
Blundellsands, L23 8SW

£850,000

SM

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Step into the ELEGANCE and CHARM of this cherished and much-loved family home, which has been in the same ownership since the early 1960s. Set on a GENEROUS 0.25-acre PLOT, this striking EDWARDIAN-style property boasts character and original features throughout, making it a rare and captivating opportunity for discerning buyers.

The interior showcases the timeless appeal of a BYGONE ERA, with high ceilings, intricate coving, stained glass detailing, and beautiful panelled doors. The spacious reception rooms offer a wealth of natural light, making them ideal for both relaxation and entertaining.

Accommodation comprises several reception rooms including a GRAND RECEPTION HALL, a FORMAL DINING ROOM with bay window, a cosy LOUNGE with fireplace, and a versatile SITTING ROOM. The KITCHEN provides ample storage and workspace, with the potential to modernise and enhance the overall aesthetic.

Upstairs, GENEROUS BEDROOMS with character features offer flexibility for family living. The main bedroom enjoys the luxury of an EN-SUITE, while additional bedrooms are well-proportioned and filled with natural light.

Externally, the gardens provide a tranquil and private setting, perfect for outdoor enjoyment. The EXPANSIVE LAWNED AREAS are framed by mature planting, offering scope for landscaping or further development if desired.

The potential here is truly endless – with the opportunity to sympathetically renovate and blend period charm with modern convenience to create a spectacular family home. Offered with NO ONWARD CHAIN, this magnificent property awaits a new chapter.

Viewings are highly recommended to fully appreciate the scope and grandeur of this Edwardian gem.









Total area: approx. 276.0 sq. metres (2971.2 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 | | 74 |
| (55-68) | D | | |
| (39-54) | E | 40 | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |