



22 Merrilocks Road, Liverpool, Merseyside L23 6UN

Chain Free £690,000

Would you like to own a 7 BED PROPERTY on one of the most PRESTIGIOUS roads in Blundellsands?

This IMPRESSIVE Victorian double fronted 7 bedroom semi detached property was built in the late 19th Century and has the potential to be one of Blundellsands' most impressive dwellings.

Retaining many of the impressive original features the property benefits from spacious accommodation, with high ceilings to be found in every room. Situated over 3 floors, the property comprises of vestibule, hallway, three reception rooms, kitchen diner, utility room, two cloak rooms, seven bedrooms, en-suite to master bedroom, family bathroom, front and rear gardens with detached garage and out buildings. To the front is a driveway providing off road parking for 4/5 cars.

The property is situated in a much sought after residential area and is within easy reach of Blundellsands and Crosby train station which has direct routes to both Liverpool city centre and Southport. It is within walking distance of many excellent schools, the seafront and Antony Gormley's 'Iron Men' sculptures and other local amenities.



Front Exterior

Walled boundary, gated driveway, access to detached garage, paved driveway for multiple cars and laid lawn

Vestibule

6'0" x 4'3" (1.837 x 1.312)

Original Tiled flooring, Solid wooden entrance door with feature stained glass lead lined window above, original coving, fitted storage unit and coat hooks, part glazed door in to hallway with glazed surround.

Hallway

18'4" x 6'0" opening to 14'3" (5.593 x 1.839 opening to 4.347)

Wooden door part glazed with glazed surround, original coving and deep skirting boards, double radiator, staircase to first floor, carpet

Front Reception One

18'5" x 13'1" (5.622 x 4.004)

Double glazed window, original coving and deep skirting boards, wood paneling below bay window, 4 x wall lights, double radiator and carpet

Front Reception Two

19'5" x 13'11" (5.929 x 4.242)

Two double glazed windows, double radiator, Original coving and deep skirting boards, 2 x wall lights, inset gas fire and carpet

Downstairs W.C.

5'7" x 5'7" (into window) (1.703 x 1.709 (into window))

Fully tiled walls and floor, 1 x double glazed window, Cersanit sink unit with mixer tap, Cersanit Low Level W.C. 2 x Built in storage cupboards

Rear Reception Three

14'10" x 10'9" (4.524 x 3.284)

Double glazed window, Double Radiator, original coving and Deep skirting boards, laminate flooring.

Open Plan Kitchen Dining Room

14'11" x 22'0 (4.55m x 6.71m)

Two Double glazed windows, 2 x built in storage cupboards in alcoves, 2 x double radiators, Kitchen comprises of a range of wall and base units with granite surfaces, FRANKE 1 1/2 inset drainer sink with mixer tap, integrated appliances include NEFF Oven and Grill, NEFF Microwave, NEFF 5 Burner Hob, Extractor Hood, under counter lights, laminate flooring

Utility Room

11'0" x 7'4" (3.353 x 2.241)

Double glazed window, double glazed exterior door, double radiator, range of fitted wall and base units with granite surfaces and single drainer inset sink with mixer tap, Plumbing for washing machine, space for american style fridge freezer, space for tumble dryer, space for single freestanding fridge freezer

First Floor Landing

Staircase, carpet and Double glazed window on split level, double radiator

Front Bedroom One

13'11" x 18'11" (4.263 x 5.777)

Two double glazed windows, original coving, double radiator, carpet

Ensuite Shower Room to Bedroom One

10'2" (into shower) x 6'0" (3.109 (into shower) x 1.829)

Double glazed window, fully tiled walls, carpet, walk in shower cubical with mixer shower, ROCA pedestal wash basin, ROCA Low level W.C. chrome ladder towel rail.

Front Bedroom Two

17'11" x 13'2" (5.477 x 4.022)

Three Double glazed windows in bay, double radiator, range of fitted wardrobes, chest of drawers and dressing table, carpet

Rear Bedroom Three

15'1" x 13'11" (into alcove) (4.617 x 4.265 (into alcove))

Double glazed window, double radiator, original coving, fitted wardrobes and desk area with matching bedside tables

Family Bathroom

11'2" (into window) x 6'2" (3.424 (into window) x 1.892)

Fully tiled walls and flooring, double glazed window, bath with mixer tap, ROCA pedestal and wash basin with mixer taps, ROCA Low level W.C. Shower cubical with glass surround, electric MIRA shower, Chrome ladder towel rail

Rear Bedroom Four

11'5" (in to window) x 12'6" (3.497 (in to window) x 3.826)

Double glazed window, double radiator, carpet

Second Floor Landing

Staircase, carpet and Double glazed window on split level, loft hatch

Front Bedroom Five

15'1" (to front of window) 13'0" (4.619 (to front of window) 3.966)

Double glazed window, double radiator and carpet

Second Floor W.C.

5'11" x 6'2" (1.822 x 1.891)

Single radiator, low level W.C. wash basin with part tiled splash back, under eve storage, 2 x wall lights and carpet

Front to Back Bedroom Six

33'9" x 14'4" (10.309 x 4.369)

Double glazed window to front, double glazed Velux window to rear, 2 x double radiators, carpet 2 x doors in to room (could be reverted back in to two rooms if needed)

Storage Room

6'10" x 5'11" (into eve) (2.093 x 1.828 (into eve))

Wall light,

Rear Bedroom Seven

10'10" x 12'6" (3.321 x 3.833)

Double glazed window, radiator, carpet

Detached Garage

Metal Up and over door, garage is fitted with electrics

Rear Garden

Brick built outhouses, laid lawn, raised patio areas access to detached garage and front of property.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

