



## 41 St. Anthonys Road, Blundellsands, Merseyside L23 8TW

Offers Over £625,000

Nestled in the sought-after area of Blundellsands, this charming three-bedroom detached bungalow situated on a generous plot on St. Anthony's Road is a rare find.

The property sits on an expansive plot, presenting an exciting opportunity for those with a vision to unlock its full potential, subject to necessary planning permissions. With no onward chain, the process of making this house your home is made even smoother.

Blundellsands is one of the region's premier suburbs. The area boasts an abundance of amenities with superb transport links via both road & rail, adding to the desirability for commuters. Crosby Beach is also just a short walk away, giving purchasers the ability to enjoy one of the region's premier recreational spaces. Crosby also boasts some fantastic schools, further adding to the desirability for families.

Set out across two floors, the accommodation briefly comprises; porch, entrance hall, spacious living room with log burning stove, spacious kitchen diner perfect for entertaining, double-glazed conservatory, utility room, three-bedrooms, three-piece bathroom, shower room & two loft rooms.

Convenience is key with a detached garage providing secure parking or additional storage space. The property boasts generous gardens to the front, side & rear of the property.



## Porch

Tiled floor, open aspect to hallway & timber frame doors & windows.

## Entrance hall

Laminate floor, picture rail & radiator.

## Living room

Double glazed windows, log burning stove & 2 x radiators.

## Kitchen diner

Range of wall & base units, granite work tops, breakfast bar, tiled splash back, gas fire, 2 x 'french' style doors, integrated fridge freezer, spotlights, double glazed window, extractor hood, tiled splash back & composite sink.

## Utility room

Tiled floor, tiled walls, stainless steel sink with drainer, stable door to rear garden & storage cupboard.

## Conservatory

Double glazed windows, double glazed roof UPVC double doors to garden, tiled floor & air con unit.

## Bathroom

Double glazed window, tiled floor, tiled walls, towel radiator, spotlights, bath & hand shower.

## Bedroom 1

Double glazed window, fitted wardrobes & radiator.

## Bedroom 2

Double glazed window & radiator.

## Bedroom 3/Study

Laminate floor, radiator, storage cupboards & spiral staircase.

## Shower room

Double glazed window, WC, basin, radiator, tiled floor, tiled walls & shower unit with electric shower.

## Landing

## Study

Velux window & storage.

## Store room

Velux window & access to loft space.

## Loft space

Large loft space housing combi boiler.

## Externally

Detached double garage with up & over door. Generous front garden with block paved driveway parking for several vehicles. Further gardens to side & rear of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC
		



Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or inaccuracies. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or working order. Made with DrawGraph 2.0.24



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