



## 2 Eshe Road North, Liverpool, L23 8UD

£600,000

Nestled in the highly sought-after suburb of Blundellsands, this delightful five-bedroom semi-detached home offers a perfect blend of character and space, making it an ideal family residence. Having been lovingly maintained for many years, the property retains a wealth of original features.

Blundellsands is renowned as one of the area's most prestigious suburbs, offering top-rated schools, excellent transport links, and a vibrant selection of shops and restaurants. With easy access to Crosby Beach, it's the perfect location for leisurely strolls along the coast.

Step into the vestibule and discover a stunning bay-fronted entrance hall, complete with understairs storage. The spacious lounge, also bay-fronted, boasts ample natural light and a cosy, inviting feel. To the rear is a spacious family room, ideal for gathering and relaxation, while the dining room showcases original servants' bells, adding a charming touch of history. The well-appointed fitted kitchen, boasts ample storage, a range of integrated appliances and offers access to the rear courtyard.

The first floor offers an expansive landing and access to four generously sized double bedrooms, providing plenty of room for family and guests. The family bathroom is well-equipped with both a bath and separate shower, while a separate WC ensures convenience. The upper floor presents an additional double bedroom, perfect for use as a guest room, home office, or teenage retreat.



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## Vestibule

Timber floor & tiled floor.

## Entrance hall

Impressive bay sided entrance hall with radiator, double glazed windows, timber door with single glazed lead lined windows, coving & understairs storage.

## Lounge

Double glazed window, coving, electric fire with wooden surround, tiled hearth & radiator.

## Family room

Double glazed windows, electric fire, coving & radiator.

## Dining room

Double glazed window, radiator, feature fireplace & alcove storage.

## Kitchen

Range of wall & base units, stainless steel sink with drainer, extractor hood, electric hob, 2 x electric oven, tiled walls & door to garden.

## Landing

Double glazed window.

## Bedroom 1

Fitted wardrobes, double glazed windows & radiator.

## Bedroom 2

Double glazed windows, radiator & fitted wardrobe.

## Bedroom 3

Shower, basin, double glazed windows & radiator.

## Bedroom 4

Fitted wardrobes, basin, double glazed windows & radiator.

## WC

Double glazed window, WC & tiled walls.

## Bathroom

Basin with vanity unit, double glazed window, tiled walls, bath, walk in shower, radiator & spotlights.

## Upper landing

Sky light & storage.

## Bedroom 5

Double glazed window, radiator & storage heater

## Externally

Walled and gated garden to the front & side with mature borders, laid to lawn and off street parking for several vehicles with access to a detached garage. The space is finished with a rear courtyard garden accompanied with a range of outbuildings.

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		
	59	77
England & Wales	EU Directive 2002/91/EC	

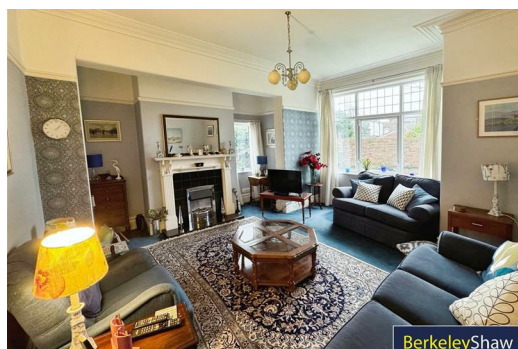
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales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



While every attempt has been made to ensure the accuracy of the description contained herein, measurements of plots, sections, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The various systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Maps will be provided on request.



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