



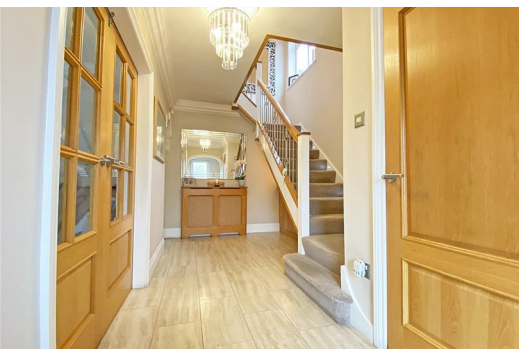
24 Nicholas Road, Liverpool, L23 6TU

£775,000

We have an opportunity for you to acquire a delightful 4 BEDROOMED DETACHED HOUSE in the heart of Blundellsands, close to Crosby beach and train stations.

The property comprises, to the ground floor, hall, lounge, rear lounge / dining area, fabulous kitchen, office / utility, downstairs W/C, the property has a sound system fitted on the ground floor, To the first floor there is a spacious landing, master bedroom with an en-suite shower room and a further 3 bedrooms with a family bathroom.

Externally there is a garage with blocked paved driveway, providing parking for several cars, well established enclosed gardens to the rear



Entrance Hall

18'8" x 7'10" (5.70 x 2.40)

UPVC Double glazed door, radiator with cover, laminate flooring, stairs to first floor

Downstairs W/C

UPVC Double Glazed frosted window to front, low level W/C, wash basin with mixer tap, radiator, fully tiled walls and floor.

Lounge

18'11" x 14'11" (5.77 x 4.57)

Access from hall via Georgian glazed double doors, UPVC double glazed bay window to front, inset pebble effect gas fire, radiator, laminate flooring.

Rear Lounge / Dining Area

27'8" x 11'0" (8.44 x 3.36)

UPVC double glazed patio door to garden, radiators x 2, laminate flooring open to kitchen

Kitchen

26'10" x 17'8" (8.19 x 5.39)

UPVC double glazed french doors to garden with UPVC double glazed side windows with transoms, range of high and low level fitted units with overhanging spot lights, granite worksurfaces, central island fitted with one and half inset stainless steel sink with mixer tap, integrated Bosch dishwasher, seating area, space for American fridge/freezer, space for Range cooker, integrated Whirlpool microwave, ladder style radiators x 2, inset lights, laminate flooring

Office / Utility Room

12'11" x 10'2" (3.96 x 3.11)

UPVC double glazed window to rear, range of fitted cupboards, fitted desk, Plumbing for washing machine and tumble dryer housed in cupboards, Worcester combi boiler (newly fitted December 2022) housed in fitted cupboard, loft access, carpet flooring

Spacious Landing

UPVC double glazed frosted window to side

Master Bedroom

16'4" x 13'0" (5.67 x 3.97)

UPVC double glazed Georgian window to front, range of fitted wardrobes, TV point, radiator

En-Suite

5'6" x 7'7" (1.68 x 2.33)

UPVC double glazed frosted Georgian window to front, double walk in shower with mains shower, vanity unit with inset sink, mixer taps, and low level W/C, fully tiled walls and floor

Bedroom 2

13'7" x 11'6" (4.15 x 3.51)

UPVC double glazed window to rear, fitted wardrobes, TV point, radiator

Bedroom 3

10'4" x 7'3" (3.16 x 2.22)

UPVC double glazed window to rear, fitted wardrobes, TV point, loft access, radiator

Bedroom 4

8'1" x 9'8" (2.47 x 2.95)

UPVC double glazed window to front, radiator

Bathroom

8'2" x 8'6" (2.51 x 2.60)

UPVC double glazed window to rear, inset oval bath with mixer tap and hand held shower attachment, oval washbasin with mixer tap, low level W/C, Stainless steel ladder style towel rail, inset lights, fully tiled walls and floor

Garage

27'11" x 10'4" (8.51 x 3.17)

Up and over door, lighting and electrics laid on, personal door to kitchen

Rear Garden

Enclosed rear garden, laid to lawn with wide, well stocked borders containing mature trees, shrubs and bushes, patio area, electric laid on for lighting, access to side.

Front Garden

Blocked paved drive, parking for several cars. electric laid on for lighting

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



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