



## 29 Channel Reach Channel Road

Blundellsand, Liverpool, L23 6TA

**£550,000**

Nestled in the highly desirable location of Blundellsands, Liverpool, this splendid four-bedroom detached family home offers an ideal setting for those looking to upsize. The property boasts two spacious reception rooms, providing ample space for both relaxation and entertaining. The open plan kitchen and lounge create a modern and inviting atmosphere, perfect for family gatherings and social occasions.

With four well-proportioned bedrooms, this home is designed to accommodate the needs of a growing family. The two bathrooms ensure convenience and comfort for all residents. Additionally, the property features off-road parking and a garage, providing secure and easy access for vehicles.

Blundellsands is known for its charming community and proximity to local amenities, making this home not only a comfortable retreat but also a practical choice for family living. This property is a wonderful opportunity for those seeking a spacious and stylish family home in a sought-after area. Don't miss the chance to make this delightful house your new home.

### Viewing

Please contact our Michael Moon Office on 0151 924 1000 if you wish to arrange a viewing appointment for this property or require further information.

- Four Bedroom Detached Family Home
- Highly Desirable Blundellsands Location
- Beautiful Open Plan Kitchen/Lounge
- Master Bedroom With En-Suite
- Off Road Parking With Garage



## Floor Plan

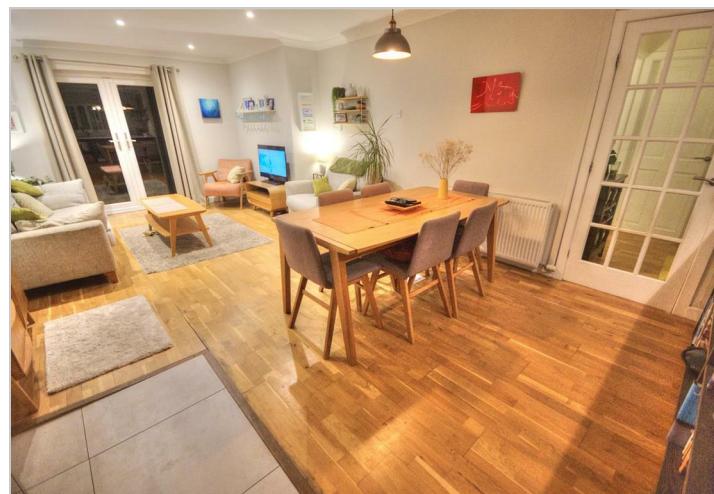


## Area Map



## Energy Efficiency Graph

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			
EU Directive 2002/91/EC			
England & Wales			



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