



42 Brooke Road West

Brighton-Le-Sands, Liverpool, L22 7RW

Offers in excess of £500,000

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An exceptional opportunity to acquire a grand and substantial four-storey Victorian residence, effortlessly combining timeless period elegance with a bold and sophisticated modern aesthetic. This magnificent seven-bedroom home has been thoughtfully restored and enhanced by the current owners, who have introduced vibrant style and colour in a way that perfectly complements the wealth of original features retained throughout.

The property makes an immediate impression with its striking black entrance door, opening into a charming porch an elegant nod to its heritage.

Beyond, a welcoming and spacious entrance hallway sets the tone for the accommodation that follows. The principal lounge is both refined and inviting, featuring a beautiful bay window and a multi-fuel stove, creating a perfect setting for relaxation. A separate family room offers additional versatile living space.

At the heart of the home lies a truly stunning open-plan farmhouse-style kitchen, designed with both functionality and style in mind. A central island with granite work surfaces forms a striking focal point, complemented by oak worktops throughout the remaining kitchen area. This impressive space flows seamlessly into a generous dining area, with patio doors opening out onto the tranquil rear gardens. Perfect for indoor-outdoor living and



With its own access to the outside, this space is ideally suited for transformation into a self-contained apartment. Perfect for multi-generational living or as a lucrative investment opportunity such as a holiday let or Airbnb, particularly given the property's proximity to the coast. (with appropriate planning and permissions).

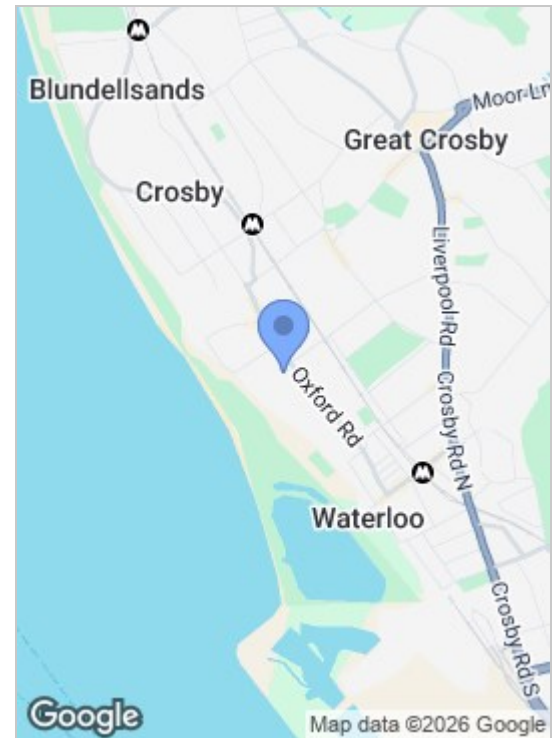
Externally, the home is equally impressive. The front offers ample off-road parking, with newly installed EV charger while, the rear boasts beautifully landscaped gardens designed to capture sunlight throughout the day, creating a peaceful and private outdoor retreat.

Situated in one of Brighton Le Sands' most sought-after locations, Brooke Road West is just moments from the seafront and within easy reach of an excellent selection of local shops, restaurants, and cafés. Crosby Village is a short stroll away, along with some of the area's most highly regarded schools. Excellent transport links, including nearby train stations and bus routes, provide convenient access to the city centre and beyond.

This outstanding property offers an ideal forever home for families seeking space, character, and location. Early viewing is essential to fully appreciate the exceptional calibre and sheer scale of accommodation on offer. Call Abode today.

Do not forget to check the stamp duty calculator <https://www.rightmove.co.uk/stamp-duty-calculator>.

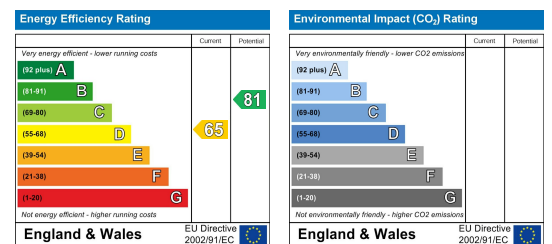
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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