



## Acresfield, 30 Nicholas Road

, Blundellsands, L23 6TU

**Offers over £550,000**



\*\*\*\*LARGE PLOT\*\*\*\*

Abode are delighted to offer for sale this superbly presented four bedroom DETACHED family home situated in a highly sought after Blundellsands conservation area. With the key park just a stone's throw away as well as a range of amenities in close proximity such as shops, supermarkets, excellent transport links, a number of top quality schools in the area and with Crosby beach just a short walk away, Nicholas Road has everything to offer the potential buyer.

The property itself briefly comprises an entrance porch, hallway, downstairs cloaks, four spacious reception rooms and kitchen/breakfast room all to the ground floor. To the first floor there are four bedrooms, family bathroom, with walk in wardrobe and en suite shower room to the master.

Outside there is a large south facing and secluded rear garden and to the front there is a garage and driveway to provide off road parking.



Entrance Porch

Door to front aspect. Opening to;

Hallway

Door to front aspect. Radiator. Opening to;

Downstairs Cloaks

Low level WC. Wash basin. Radiator.

Front Lounge 18'11" x 13'9" (5.79 x 4.20)

UPVC Double Glazed window to front aspect. Radiator. Gas fireplace.

Rear Dining Room 12'6" x 9'10" (3.82 x 3.00)

Doors opening to conservatory. Radiator.

Conservatory 13'1" x 13'5" (4.00 x 4.11)

Doors to rear aspect. Radiator.

Kitchen/Breakfast Room 17'11" x 13'0" (5.48 x 3.97)

Door to side aspect. A range of wall and base units. 1.0 stainless steel sink and drainer unit. Integrated fridge/freezer. Plumbing for washing machine. Opening to;

Rear Sitting Room 10'6" x 12'10" (3.22 x 3.93)

UPVC Double Glazed window to rear and side aspect. Radiator.

Landing

Opening to;

Family Bathroom

UPVC Double Glazed window to rear aspect. Low level WC. Wash hand basin. Panelled bath with overhead shower.

Master Bedroom 14'0" x 13'8" (4.29 x 4.18)

UPVC Double Glazed window to front aspect. Access to;

En Suite Shower Room

Low level WC. Wash hand basin. Walk in shower unit.

Walk in Wardrobe

Bedroom Two 11'2" x 8'2" (3.42 x 2.49)

UPVC Double Glazed window to front aspect. Radiator. Fitted wardrobes.

Bedroom Three 13'5" x 10'10" (4.11 x 3.31)

UPVC Double Glazed window to rear aspect. Radiator.

Bedroom Four 10'7" x 10'1" (3.23 x 3.09)

UPVC Double Glazed window to rear aspect. Radiator.

Rear Garden

Laid to lawn with mature borders. South facing. Not overlooked.

Garage

Front Garden

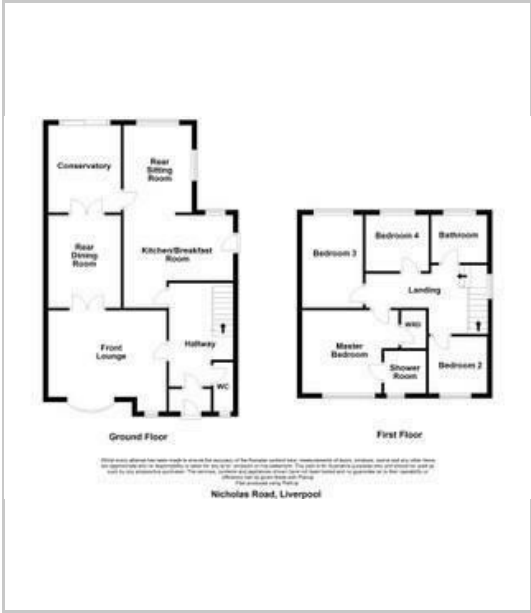
Laid to lawn. Driveway to provide ample off road parking.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

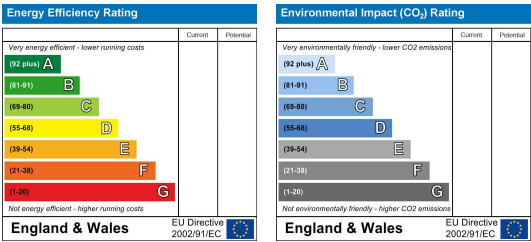
Area Map



Floor Plans



Energy Efficiency Graph



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