



**2 Hall Park, Liverpool , Merseyside L23 8TE**  
**Offers in the region of £650,000**

**bluerow**  
SALES | LETTINGS | INVESTMENTS

Bluerow Homes are delighted to offer for sale this outstanding six/seven Bedroom detached home for sale in this landscaped, secure gated and exclusive development of five properties.

### Property Brief

This stylish home is ideal for a busy family, who love to entertain, with over 2500 square feet of accommodation, spanning over three floor, this immaculate property has been built and finished to a high specification, it benefits from open outlooks, two secluded walled gardens and a detached brick garage.

The accommodation comprises of : Vestibule, ground floor W/C, entrance Hall with Karndean flooring, Lounge through to dining room outstanding fitted Kitchen, Breakfast/Family room and Utility room. To the first floor, there are five Bedrooms, the master having a luxury En - Suite shower room with walk in shower. There is also a master Bathroom to the first floor with Vileroy & Boch sanitary ware and Porcelanosa Tiles.

To the second floor, there are two further large Bedrooms, one which could be used as a dressing room if required.

Flexible, spacious accommodation for the family. Internal inspection is highly recommended in order to appreciate all that this accommodation has to offer.

Owing to our commitment to keep both our colleagues and clients safe during this period of recommended isolation, we also have many self-serve viewing options available to you. These include video walkthroughs, Location overhead views and comprehensive photography.

Figures to be verified  
Leasehold 999 years from 2010  
Service Charge £960 per annum  
Ground Rent £100 per annum

### Vestibule Entrance

Karndean flooring. Double glazed window with made to measure window shutter blinds. High specification wall mounted radiator. Down lights. Door leading to cloaks. Half glazed door leading to:

### Entrance Hall

Karndean flooring. Stairs leading to upper floors with storage below. gas fired central heating radiator. Doors leading to all ground floor rooms.

### W.C.

Karndean flooring. Double glazed window with made to measure window shutter blinds. Villeroy and Boch Sanitary Ware. Low level W.C., wash hand basin with vanity unit below. Fitted wall mirror. Wall mounted radiator. Porcelanosa tiled walls. Extractor fan. Down lights.

### Breakfast/Family Room

Karndean flooring. Three double glazed windows with made to measure window shutter blinds. Double glazed French doors to garden. Gas fired central heating radiator. Down lights. Through to;

### Fitted Kitchen

Large fitted kitchen with a range of wall, base and drawer units with granite worksurfaces and splashback. Integrated Appliances include: Fridge and Freezer, Dishwasher, Microwave oven, Chimney style extractor cooker hood. Free standing range with two ovens and gas hob, one and a half bowl sink with mixer tap. Three double glazed windows with made to measure window shutter blinds and glazed door leading to garden. Down lights. Internal door to hallway.

### Utility Room

Two double glazed windows with made to measure window shutter blinds. Base units and workfaces. Plumbing for washing machine and tumble dryer. Stainless steel sink drainer unit with mixer tap. Gas combi boiler.

### Dining Room

Karndean Floor. Double glazed French doors to garden with made to measure window shutter blinds. Gas fired central heating radiator. Down lights. Through to:

### Living Room

Karndean Flooring. Four double glazed windows to front and garden aspect with made to measure window shutter blinds. Gas fired central heating radiator. Down lights.

### First Floor

Carpet flooring. Down Lights. Doors to all first floor rooms. Two good size built in storage cupboards. Gas fired central heating radiator.

### Master Bedroom

Double bedroom. Built in wardrobe. Carpet flooring. Five double glazed windows with made to measure shutter blinds providing front and garden aspects. Down lights. Gas fired central heating radiator. Door leading to:

### En-Suite Shower Room

Villeroy and Boch sanitary ware. Walk in Shower. Low level W.C., with concealed cistern. Wash hand basin with vanity unit. Wall mirror. Chrome heated tower rail. Double glazed, frosted window with made to measure shutter blinds. Porcelanosa tiled floor and part tiled walls. Down lights.

### Home Office/bed 7

Carpet flooring. Five double glazed windows with made to measure shutter blinds providing front and garden aspects.

### Bedroom Two

Double bedroom. Five double glazed windows with made to measure shutter blinds providing front and garden aspect. Carpet flooring. Down lights.

### Bedroom Three

Double bedroom. Three double glazed windows with made to measure shutter blinds, garden aspect. Wall to wall fitted wardrobes. Carpet flooring. Gas fired central heating radiator. Down lights.

### Family Bathroom

Four piece bathroom suite with Vileroy & Boch sanitary ware. Comprising: Free standing bath with shower fitting over. Wet room style shower with glazed screen. Low level W.C., Wash hand basin with mirror. Porcelanosa tiled walls and floor. Two double glazed windows with made to measure shutter blinds. Down lights.

### Bedroom Four

Double bedroom. Carpet flooring. Double glazed window with made to measure window shutter blinds. Built in wardrobes. Gas fired central heating radiator. Down lights.

### Second Floor

Velux roof light and internal window. Built in storage. Carpet flooring.

### Bedroom Six

Carpet flooring. Velux roof light and three double glazed windows with made to measure shutter blinds. Gas fired central heating radiator. Down lights.

### Dressing room/bedroom Seven

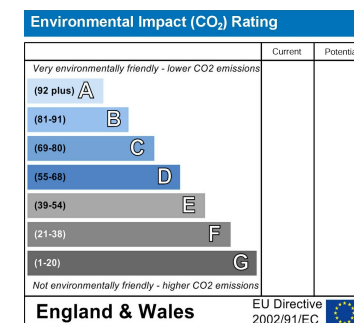
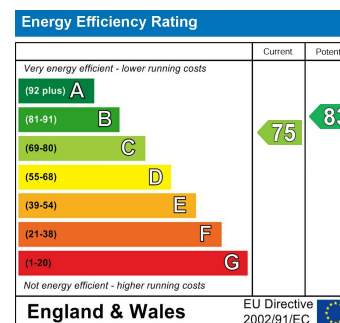
Carpet flooring. Velux roof light.

### Detached Garage & off Road Parking

Up and over door. Boarded roof space. Electrical points and lighting. Door leading to garden

### Walled Gardens

Beautiful walled gardens, Low maintenance, well presented and perfect for entertaining. With areas of artificial lawn, Indian Stone patio area, patio heating, water feature, Eco decking and raised beds with a range of plants and shrubs. There is a gate leading to the front and a path at the rear connecting both garden areas. The garden has well positioned lighting throughout.



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