



18 Picton Road, Liverpool, L22 8QH

Offers Over £280,000

Located on Picton Road this character 4 bedroom terrace property is in the heart of the sought-after area of Waterloo, L22. This property boasts 2 spacious reception rooms with beautiful fireplaces, kitchen with Belfast sink and Range cooker, 4 bedrooms, large bathroom with corner spa bath and free standing cubicle shower, downstairs WC and a utility space, providing ample space for comfortable living.

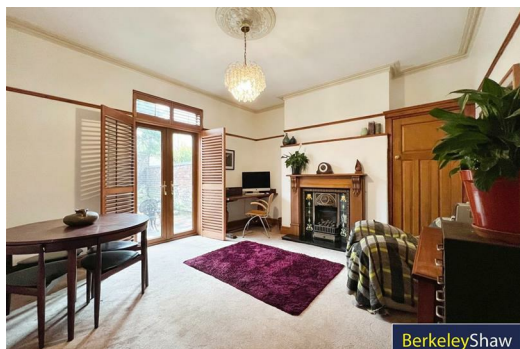
Outside is a charming courtyard area ideal for outdoor dining and BBQ's in the summer months.

Situated close to the beach, this home offers the perfect blend of coastal living and urban vibrancy.

The popular location in L22 ensures easy access to a variety of amenities, including shops, cafes, restaurants, and the train station, with direct links to Liverpool City Centre in 21 mins making everyday life a breeze.

With high ceilings, original tiled vestibule, fireplaces, original staircase and skirting boards the character features add a touch of elegance and charm to this wonderful family home. This property needs to be seen to appreciate the scale of the large rooms and captivating allure, call Berkeley Shaw now to book a viewing.

Freehold - Council Tax Band B



Hall

Entrance vestibule with original tiled floor, solid wood door through to hallway with cloak cupboard to side with ornate single glazed window to front. Original staircase to first floor, doors to lounge, family room and kitchen. Understairs storage area.

Lounge

17'5" x 14'4" (5.32 x 4.39)

Large bay window to front with fitted wooden plantation style shutters, ornate focal fireplace, picture rails, high skirting boards and ceiling rose. Fitted carpets.

Family Room

14'4" x 12'0" (4.38 x 3.66)

Beautiful focal fireplace, high ceilings, ceiling rose and patio door to rear outside space with fitted plantation style wooden shutters. Fitted carpets.

Kitchen

11'10" x 8'9" (3.62 x 2.69)

Range cooker set into chimney breast, a number of base and high-level wooden fitted kitchen units, Belfast sink and black marble effect work surfaces. Tiled splashbacks and floor. Window to rear. Arch opening through to utility space.

Utility Space

8'9" x 7'2" (2.69 x 2.19)

Plumbing for washing machine and dryer. Base and high-level matching fitted kitchen units. Round stainless steel sink. Door to outside yard. Door to downstairs WC.

Downstairs WC

4'6" x 3'8" (1.38 x 1.13)

Accessed via utility space with low level WC and sink, window to rear.

Bathroom

8'6" x 8'1" (2.60 x 2.47)

Spacious bathroom with cubicle corner shower, large corner spa bath, tiled floor and walls. WC & Sink with mirror and over storage shelves. Window to rear aspect with fitted wooden plantation style shutters. Ceiling spot lights.

Bedroom 1

13'8" x 12'0" (4.19 x 3.67)

DOUBLE to front aspect

Bedroom 2

12'0" x 9'9" (3.66 x 2.99)

DOUBLE to rear aspect

Bedroom 3

8'9" x 7'1" (2.69 x 2.17)

SINGLE to rear aspect

Bedroom 4

10'3" x 8'9" (3.13 x 2.69)

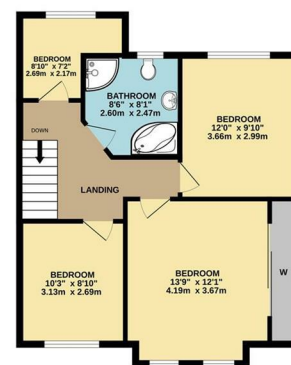
DOUBLE to front aspect.

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		

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such for only prospective purchase. The services, systems and appliances shown are not been tested and no guarantee as to their operability or efficiency can be given.
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