



2 Old School House Brickwall Lane, Liverpool
Offers in Region of £350,000

Charming Three-Bedroom Character Home – Former Victorian Schoolhouse (Built 1888)

Set within a sought-after conservation area, this beautifully converted former girls' school offers a rare opportunity to own a piece of history, sympathetically adapted for modern living. Originally built in 1888, the property showcases character and charm throughout, combined with contemporary comfort and convenience.

The accommodation begins with a welcoming porch leading into a bright and spacious open-plan lounge and kitchen – the heart of the home – designed for both everyday living and entertaining. A ground floor WC adds practicality to the layout.

To the first floor, the property offers three well-proportioned bedrooms and a stylish family bathroom, perfect for couples or growing families.

Externally, the home enjoys a front garden, a private rear courtyard, and the additional benefit of a gated driveway providing secure off-road parking.

The location is semi-rural yet ideally positioned, offering the tranquillity of countryside living alongside the convenience of nearby village amenities, shops, and schools.

This unique character property must be viewed to be fully appreciated.

Council Tax band: D

Tenure: Freehold



Key Features;

- Character Property
- Open Plan Lounge Kitchen
- Family Bathroom & WC
- Three Bedrooms
- Private Driveway With Gated Access
- Rear Garden & Front Garden
- Semi Rural With Village Settings
- Converted Girls School With Bursts of Character

Entrance

Front door into porch with door storage and into lounge.

Lounge Dining

18' 10" x 16' 10" (5.73m x 5.14m)

Open plan lounge into kitchen. Windows to rear and door into rear courtyard. Stairs to 1st floor. Feature fireplace and wooden flooring.

Kitchen

14' 7" x 4' 6" (4.44m x 1.36m)

Open plan into lounge. A good range of eye and low level units incorporating a stainless steel sink and drainer unit. Built in gas hob and electric double oven. Plumbed in for washing machine, space for fridge freezer. Window to front and tiled flooring.

WC

Two piece suite comprising low level WC and wash hand basin. Tiled floors and partly tiled walls.

Landing

Doors to three bedrooms and bathroom.

Bedroom One

10' 11" x 12' 1" (3.34m x 3.69m)

Vaulted ceilings with beams and window to front.

Bedroom Two

7' 9" x 12' 1" (2.36m x 3.68m)

Window to rear.



Bedroom Three

7' 9" x 9' 3" (2.35m x 2.81m)

Window to rear.

Bathroom

9' 2" x 7' 2" (2.80m x 2.18m)

Three piece suite comprising a jacuzzi bath with mixer shower over and screen, vanity wash hand basin and low level WC. Tiled flooring and partly tiled walls. Window to front.

Front Garden

Enclosed front garden well established with planted borders, lawn and gravel are. Pathway leading to front door.

Rear Garden

Behind a gated access the rear benefits from good sized rear courtyard flagged and gravel driveway.

GARAGE

Triple Garage

Private driveway with spaces for up to three cars.

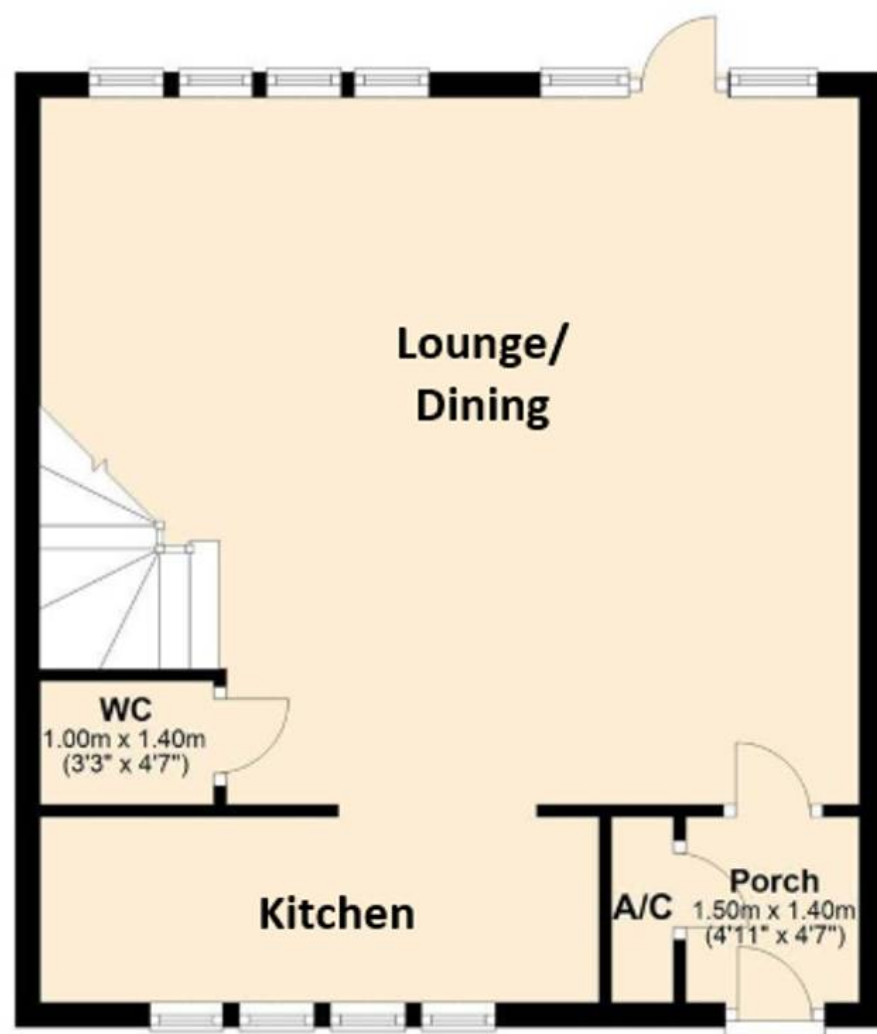




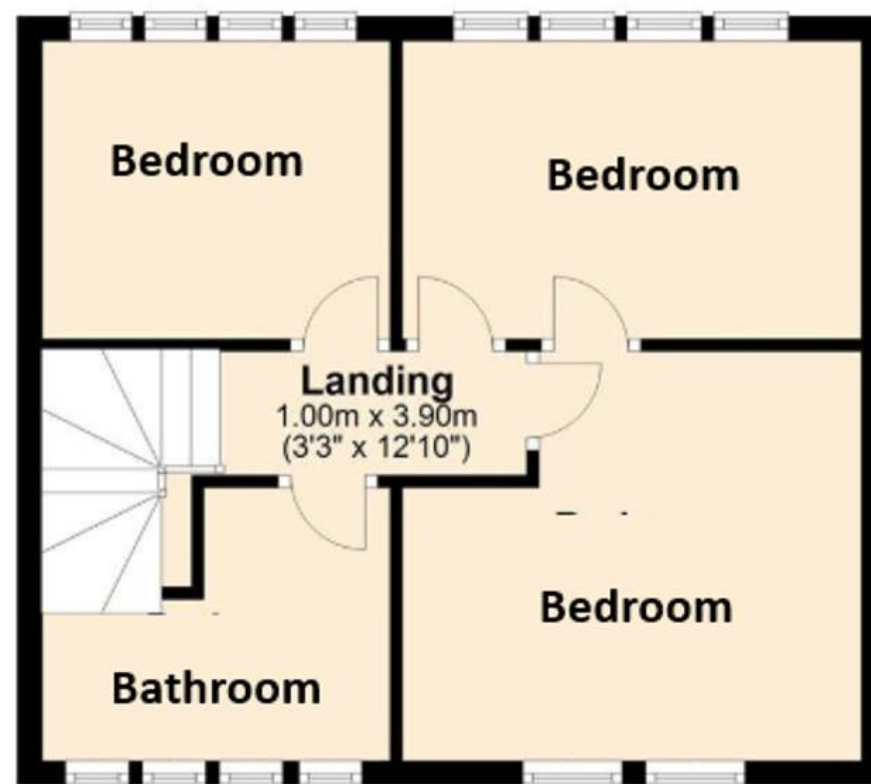




Ground Floor



First Floor



Measurement are approximate
Plan produced using PlanUp.



Victoria Estates & Property Management

49 Liverpool Road North, Burscough - L40 0SA

01704 897647 • tori@vepm.co.uk • <http://vepm.co.uk>



VICTORIA ESTATES
&
PROPERTY MANAGEMENT