



31 Walton Park, Liverpool, L9 1EY

Asking Price £475,000

This exquisite Freehold Semi-Detached VICTORIAN property is a splendid example of period architecture, boasting an impressive blend of character and modern amenities. With SIX spacious bedrooms, FOUR reception rooms and TWO bathrooms this home offers ample space for families of all sizes. The high ceilings and ornate cornicing add a touch of elegance, while the original staircase and fireplaces serve as delightful reminders of the home's rich history.

The property is in excellent condition, having been thoughtfully maintained and updated. The newly fitted kitchen from Purple Kitchens features a central island, making it a perfect space for cooking with the adjoining dining room ready for entertaining guests whilst enjoying views of the garden. is flooded with light from the sunny rear GARDEN

The converted basement, which has been transformed into a one-bedroom flat with full kitchen and bathroom, even its own boiler presents an exciting opportunity for potential INCOME generation or could serve as a comfortable Annex for extended family or adult children.

Outside, the large rear garden is a true oasis, complete with FRUIT TREES, a lush grass lawn, and a patio area ideal for al fresco dining. Additionally, a timber OUTBUILDING added in 2020 provides extra storage or could be adapted for various uses.

PARKING is a breeze with space for up to six vehicles, ensuring convenience for residents and guests alike. This property is not just a house; it is a forever home that offers a unique lifestyle in a sought-after location close to Liverpool City Centre and ideal for commuters. Whether you are looking for a family residence or a property with income potential, this Victorian gem is sure to impress.



Entrance Hall

Hall

Front Lounge

16'4" x 13'9" (5.00 x 4.20)

Rear Lounge

21'2" x 13'9" (6.47 x 4.20)

Kitchen

14'9" x 12'9" (4.50 x 3.90)

Dining Room

14'1" x 7'10" (4.30 x 2.40)

Downstairs Shower Room

10'2" x 6'6" (3.10 x 2.00)

Conservatory

10'9" x 9'10" (3.30 x 3.00)

Bedroom 1

18'0" x 14'1" (5.50 x 4.30)

DOUBLE

Bedroom 2

16'4" x 11'9" (5.00 x 3.60)

DOUBLE

Bedroom 3

14'9" x 12'9" (4.50 x 3.90)

DOUBLE

Bedroom 4

8'9" x 8'6" (2.69 x 2.60)

SINGLE

Bedroom 5 - Second Floor

13'9" x 12'1" (4.20 x 3.70)

DOUBLE

Bedroom 6 - Second Floor

11'1" x 14'0" (3.40 x 4.28)

DOUBLE

Bathroom

Basement Bedroom 1

DOUBLE

Basement Lounge

Basement Bathroom

Basement Kitchen/Diner

Timber Outbuilding

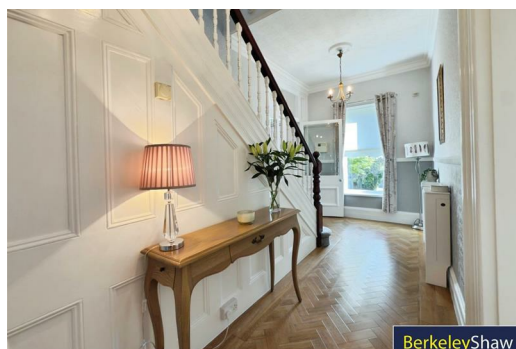
Full electrics, insulation and lighting.

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	77

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	



TOTAL FLOOR AREA: 2973 sq. ft. (275.2 sq. m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, the measurements of rooms, walls, doors and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for information only and should not be used for any other purpose without the permission of the agent. The agent does not warrant the accuracy of the measurements and no guarantee can be given.



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