



**Orford Street, Liverpool L15 8HX**



**welcome to**

**Orford Street, Liverpool**

A credit to the vendors. A truly immaculate two bedroom period terrace house within a unique area of similar dwellings. Tastefully modernised and remodelled to offer accommodation of the highest standards throughout yet retaining many features Demanding internal inspection to be appreciated.



### **Entrance Porch**

Single glazed door to the front,

### **Entrance Hall**

Single glazed door to the front, radiator, stairs rising to first floor.

### **Cellar Shower Room**

Shower, boiler, wash hand basin, W.C, tiled.

### **Cellar Study**

10' 4" max x 12' 9" max ( 3.15m max x 3.89m max )  
Double glazed window to the front.

### **Lounge**

10' 11" max x 13' max ( 3.33m max x 3.96m max )  
Double glazed sash window to the front, period gas fireplace, coved ceiling.

### **Dining Room**

10' 7" max x 11' 2" max ( 3.23m max x 3.40m max )  
Double glazed sash window to the rear, period open fireplace, radiator, picture rail.

### **Kitchen**

8' 11" max x 7' 5" max ( 2.72m max x 2.26m max )  
Fitted kitchen with wall and base units, quartz work surfaces incorporating a one bowl sink and drainer, electric oven, electric hob, fridge freezer, double glazed window to the side and door to the rear.

### **Cellar Utility Room**

7' 11" to cupboards x 5' 10" max ( 2.41m to cupboards x 1.78m max )  
Cupboards, plumbing for washing machine.

### **Split Landing**

Stairs rising from ground floor, cupboard, stairs rising to second floor.

### **Bedroom One**

11' 8" to wardrobes x 14' 11" max ( 3.56m to wardrobes x 4.55m max )  
Double glazed window to the front, fitted wardrobes, radiator.

### **Bedroom Two**

11' 4" to wardrobes x 9' 11" max ( 3.45m to wardrobes x 3.02m max )  
Single glazed sash window to the rear, built in wardrobes, radiator.

### **Attic Room**

10' 6" max x 11' max ( 3.20m max x 3.35m max )  
Skylight window, radiator, sloping ceiling.

### **Bathroom**

Single glazed window to the rear, radiator, bath with mixer tap, shower cubicle, wash hand basin, W.C, part tiled.

### **External**

Small front garden with iron railings and to the rear a good size enclosed yard with decking area and artificial turf.



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welcome to

## Orford Street, Liverpool

- A truly immaculate mid period terrace property within a unique area of similar style dwellings
- A credit to the vendors having been tastefully modernised and re-modelled throughout
- Two reception rooms with period style fireplaces
- A bespoke newly renovated fitted kitchen complete with integrated appliances and high quality brass fittings
- Re-modelled cellar with shower room, now offering a comfortable living area with a second room having fitted cupboards and utility area

Tenure: Freehold EPC Rating: D



Please note the marker reflects the postcode not the actual property

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Property Ref:  
ALT122712 - 0005

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