



## 9 College Road

, Liverpool, L23 0RJ

**Offers in the region of £320,000**



### NO CHAIN

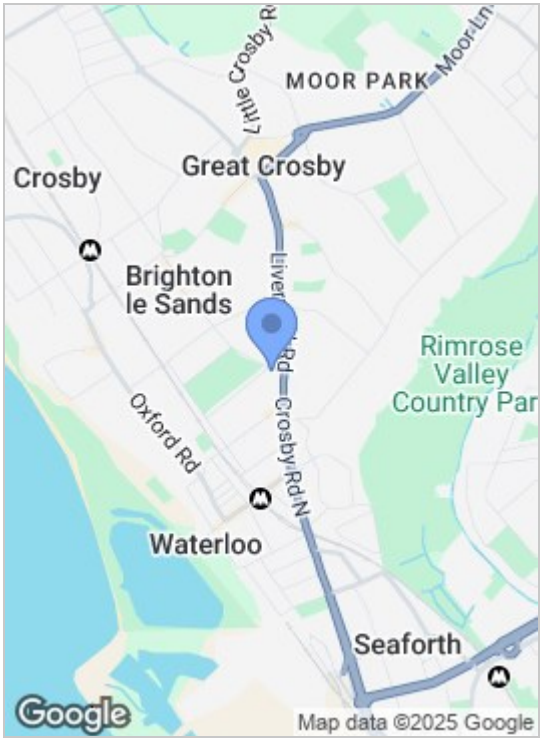
This Edwardian mid-terrace house presents an exceptional opportunity for those looking to create their dream home. With its striking original stained glass windows, the property radiates character and historical elegance, inviting you to explore its potential.

Upon entering, you are greeted by two spacious reception rooms, ideal for entertaining guests or enjoying cosy family evenings. The morning room and kitchen, located at the rear, offer the possibility of being transformed into a stunning open-plan space, perfect for modern living. Additionally, the property features an outhouse and a private rear garden, providing ample outdoor space for activities or landscaping projects.

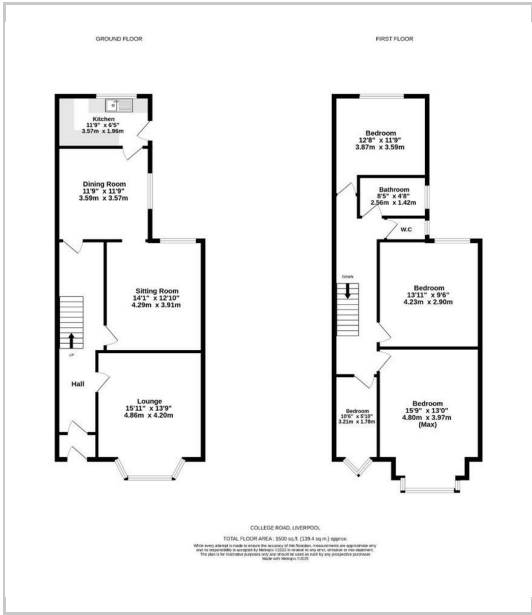
Upstairs, you will find four generously sized bedrooms, making it suitable for families or individuals wishing to establish a home office or guest rooms. The layout is further enhanced by a bathroom and a separate WC, which could easily be combined for added convenience.



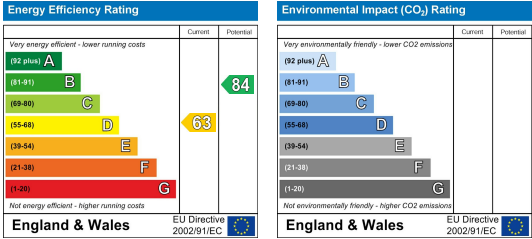
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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