



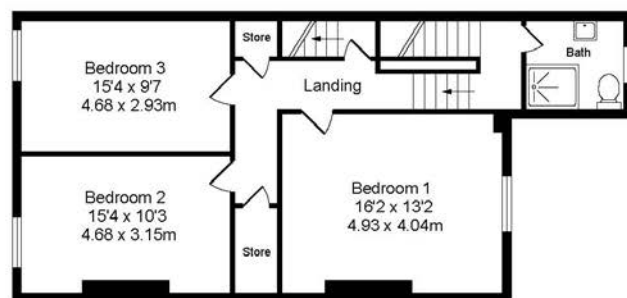
Ormskirk: 01695 570102
Southport: 01704 778668
arnoldandphillips.com

Parbold: 01257 442789
Chorley: 01257 241173

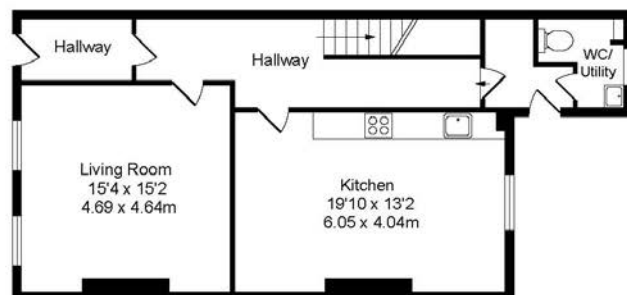
ARNOLD & PHILLIPS
ESTATE AGENTS

Canning Street Total Approx. Floor Area 2750 Sq.ft. (255.6 Sq.M.)

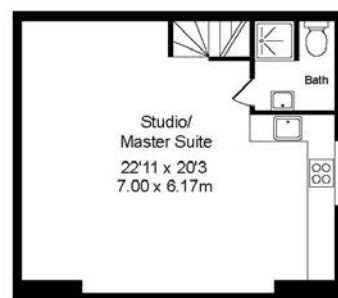
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



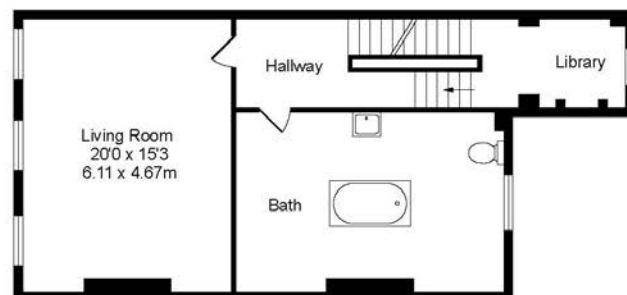
Second Floor
Approx. Floor
Area 766 Sq.Ft
(71.2 Sq.M.)



Ground Floor
Approx. Floor
Area 766 Sq.Ft
(71.2 Sq.M.)



Third Floor
Approx. Floor
Area 452 Sq.Ft
(42.0 Sq.M.)



First Floor
Approx. Floor
Area 766 Sq.Ft
(71.2 Sq.M.)



Tenure: We are advised by our client that the property is Freehold
Council Tax Band: C

Every care has been taken with the preparation of these property details but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These property details do not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

THE LUXURY PROPERTY SPECIALISTS

Canning Street, Liverpool

A&P

Arnold and Phillips are delighted to present this remarkable Georgian terraced home, nestled in the heart of Liverpool's prestigious Georgian Quarter. Dating back to the 1840s, this distinguished property is steeped in history, showcasing a wealth of character features that blend seamlessly with modern enhancements. Offering a unique living arrangement, the home comprises a substantial main residence alongside a fully self-contained two-bedroom basement apartment, making it a rare find in the area.

The property's striking Georgian façade exudes elegance, with its classic period architecture and grand entrance setting the tone for what lies within. Dual door knockers represent both cathedrals visible from the property. The main entrance leads into an inviting hallway, where high ceilings and intricate detailing immediately convey the home's historic charm. Throughout the house, original features such as decorative cornicing, fireplaces, and sash windows remain intact, adding to its timeless appeal while providing a sense of grandeur. Modern enhancements are seen throughout including high end security and camera systems, high pressure water systems for the multiple bathrooms and a remotely controlled heating system.

The ground floor is thoughtfully laid out to accommodate both family living and entertaining. The first of the living rooms to the right, provides a relaxing snug with plenty of space for furniture and benefits from an open fire. This room is ideal for relaxing or hosting guests. The large family kitchen is well-equipped, blending modern functionality with classic styling. Generous in size, it offers ample storage, premium appliances, and space for casual dining, making it the true heart of the home. The large window in the kitchen allows for natural light to flood the space whilst providing views of the beautiful private rear garden.

The upper floors provide an impressive number of bedrooms and bathrooms, making this home particularly well-suited for growing families. The first landing provides a library space equipped with seating, perfect for reading and enjoying the views. The first floor boasts the main living room and the primary bathroom. The living room is the perfect space for unwinding and entertaining with its large open seating arrangements and three beautiful windows overlooking the other Georgian buildings. The primary bathroom benefits from a free-standing bathtub with shower. In the middle of the room surrounded by a large wash basin unit and bespoke cabinetry/shelving units. The second floor comprises of three well-sized bedrooms, each retaining the property's period charm while allowing for contemporary furnishings. A separate shower room is located on this floor and adds to the practicality of modern living with a corner shower, toilet and wash basin.

The third floor is accessed from the landing with stairs leading to a private studio apartment/bedroom. This room features a double bed space, full kitchen with storage cupboards, a three-piece bathroom suite and a main living section. This room could make the perfect master bedroom suite, office or you can run a business from here with its own phone line and internet access points. This space has multiple skylight windows allowing incredible views of the city and offering plenty of natural light.

The basement level is a key highlight, offering a fully self-contained two-bedroom apartment with its own private entrance. With a separate kitchen, living area, and shower room, this apartment presents excellent potential, whether used for extended family, as guest accommodation, or as an income-generating rental opportunity. The independence of this space, combined with the character of the main house, sets this property apart from others in the area.

Outside, the property benefits from a well-maintained courtyard garden, providing an ideal space for outdoor relaxation. Whether used for entertaining, gardening, or simply unwinding, this area adds another layer of versatility to the home. Secure off-street parking is an added advantage, particularly in this central location. Rolling shutters provide extra security for storing vehicles off road.

The Georgian Quarter is one of Liverpool's most sought-after residential areas, known for its stunning architecture and vibrant atmosphere. The neighbourhood is home to a thriving cultural scene, with an array of independent cafés, restaurants, and bars just a short stroll away. Well-regarded schools and universities are within easy reach, making the location ideal for families and academics alike. Excellent transport links, including nearby train stations and bus routes, ensure seamless connectivity to the wider city and beyond.

This is a rare opportunity to acquire not just a family home but a significant piece of history, offering the perfect balance of period charm and modern convenience. Properties of this calibre, with the added benefit of a separate apartment, seldom come to market. Viewing is highly recommended to fully appreciate all that this exceptional home has to offer.

