

# HUNTERS<sup>®</sup>

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## Hope Place

Liverpool, L1 9BG

Price £575,000



Nestled within the sought-after Georgian Quarter, Hunters proudly presents this captivating Grade II listed residence, boasting four bedrooms and a charming end-terrace position. This home, with its Victorian-style allure, awaits a touch of modernization to truly shine. From its ornate moldings to its lofty ceilings and expansive sash windows, the property exudes period charm, suffusing every corner with natural light.

Upon entry, you're greeted by a spacious living room, complemented by a rear dining/sitting area. A hallway guides you to a staircase leading to the lower ground level, where you'll discover an additional family sitting/dining space and a well-appointed kitchen that opens to the rear of the property. Ascending to the first floor unveils two bedrooms and a family bathroom, while the second floor presents two more bedrooms, offering versatility for a growing family or accommodating guests.

Adding to its allure, the property boasts gas central heating and a generously proportioned front garden, providing ample outdoor space for relaxation and enjoyment. With its prime location and inherent charm, early viewing is highly recommended to fully appreciate the potential this home holds.



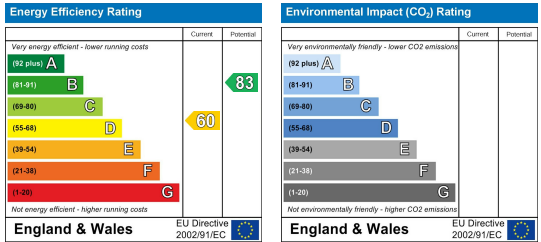
### Area Map



### Floor Plans



### Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.