

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Rodney Street

Liverpool, L1 9AA

Asking Price £1,200,000



\*\*FULL HOUSE PLUS TWO ONE-BEDROOM APARTMENTS BELOW EARNING CIRCA £25K PER ANNUM\*\*

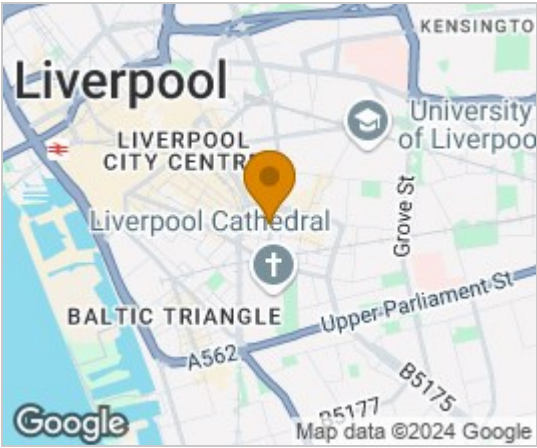
Welcome to this stunning Grade II listed Georgian gem! Nestled within the ever-popular Georgian Quarter, this mid-terrace property is situated along the beautiful Hope Place on the outskirts of Liverpool City Centre, where you will find a wealth of vibrant amenities. Recently refurbished to perfection, this 4-bedroom, 4 ½ bathroom city centre family home seamlessly blends classic charm with modern elegance. The original features have been lovingly restored, boasting a grand Georgian hallway with a double door entry that invites you into a spacious and versatile home spread across four floors. With two large reception rooms, a well-appointed kitchen/diner leading into the courtyard, and a separate utility room, this residence offers both comfort and convenience. Step outside onto the external balcony and terrace, leading to a quaint courtyard garden – a private oasis in the heart of the city. The large loft space presents exciting opportunities for further development and extension, adding value to this already impressive property. With a modern central heating system and slimline double glazing throughout, this home effortlessly marries historic charm with contemporary comfort. Don't miss the chance to make this your dream home.

Nestled within the ever popular Georgian Quarter this stunning mid terrace property is situated along the beautiful and historic Rodney Street on the outskirts of Liverpool City Centre where you will find a wealth of vibrant amenities. Recreation ground can be found at the nearby St James Mount and Gardens situated along Hope Street which is adjacent to the stunning and impressive Liverpool Anglican Cathedral.

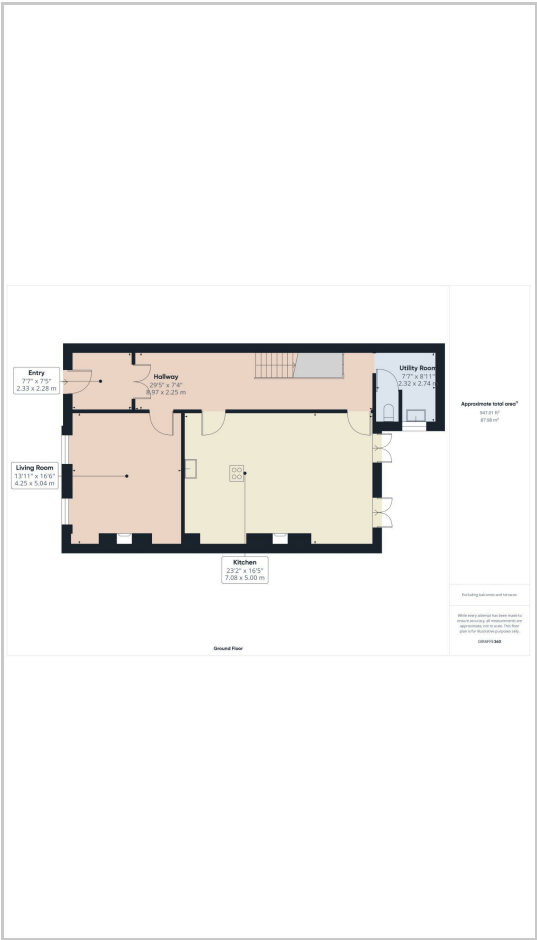
\*\*The property has two annexed apartments, which are leasehold to the freehold of this property.



### 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.