



# J&D ESTATE AGENTS

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**23 Fairfield Street, Liverpool, L7 0JY**

**Offers in the region of £269,000**

Nestled on the charming Fairfield Street in Liverpool, this exquisite semi-detached Victorian parlour house, built in 1900, offers a splendid blend of classic architecture and modern living. Spanning an impressive 1,453 square feet, the property boasts four spacious bedrooms, making it an ideal family home. The master bedroom features an en-suite bathroom, providing a private sanctuary for relaxation.

The house is designed with two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The layout is both functional and appealing, allowing for a comfortable lifestyle. Additionally, the property includes two well-appointed bathrooms, ensuring convenience for all residents.

Outside, the property is complemented by front, side, and rear gardens, providing ample outdoor space for gardening, play, or simply enjoying the fresh air. A detached garage offers off-street parking for two vehicles, a valuable asset in this bustling area.

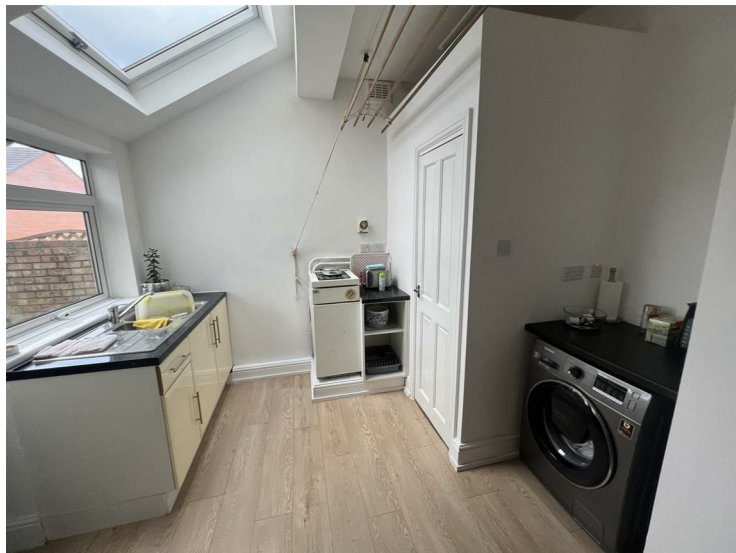
This property presents a unique opportunity for redevelopment, subject to planning permission, allowing you to tailor it to your specific needs and desires. Whether you are looking for a family home with character or a project to make your own, this Victorian gem on Fairfield Street is not to be missed. Embrace the potential and charm of this delightful residence in one of Liverpool's vibrant neighbourhoods.



Porch



Kitchen



Entrance Hall

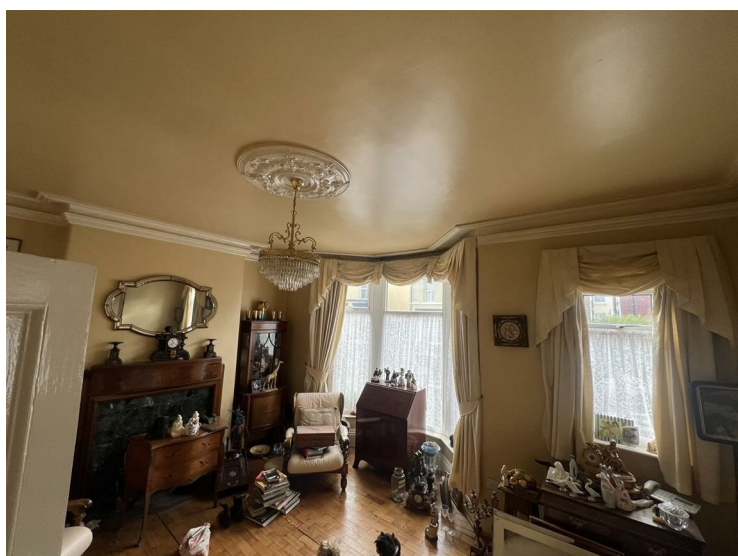
Lounge



Dining area



Parlour



Downstairs WC

Cellar





Master Bedroom



Bedroom 3



Ensuite



Bedroom 4



Bedroom 2



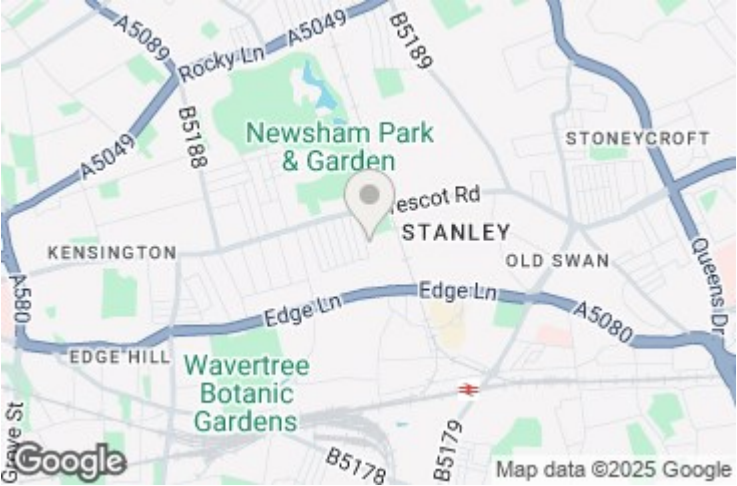
Family Bathroom



Detached Garage



Side Garden

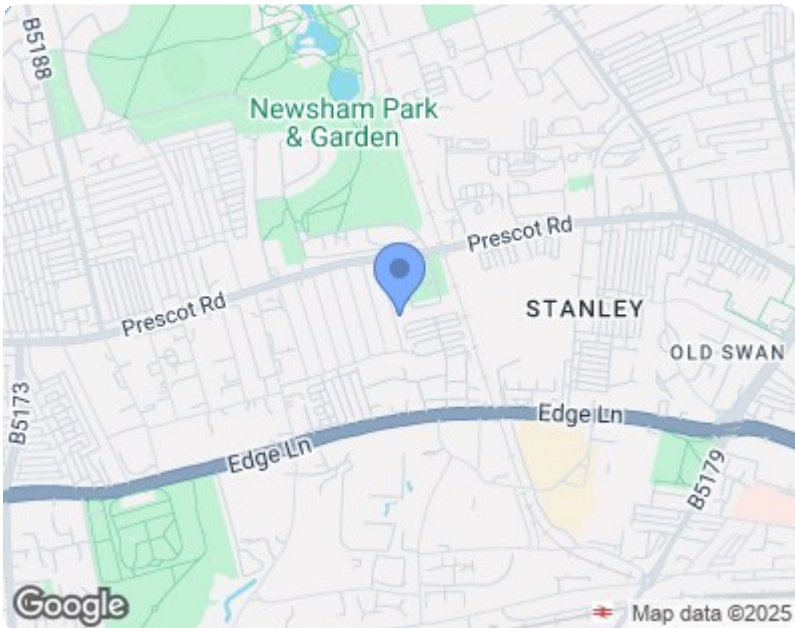


Rear Garden



Front Garden





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	