



4 Gateacre Brow

, Liverpool, L25 3PB

Offers in the region of £575,000



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Abode are delighted to offer for sale this truly magnificent Grade II listed 19th Century Detached family home, situated in the heart of the prestigious Gateacre village. With a choice of parks at close hand, a number of award winning bars & restaurants within easy walking distance, excellent transport links and a choice of top quality schools in the area, Gateacre Brow has everything to offer the potential buyer.

The property itself briefly comprises a spacious open plan lounge & dining room, modern fitted kitchen/breakfast room, utility room and downstairs cloaks all to the ground floor. To the first floor there are three double bedrooms and four-piece family bathroom. To the second floor there are a further two double bedrooms and family bathroom.

The basement has been converted into a stunning bar and lounge & cinema room which is not to be missed! Outside there is a beautifully presented front garden to be admired. The owners now have an agreement in place with the Bear & Staff which allows them to park their vehicle in the car park. CALL NOW FOR AN EARLY VIEWING ON 0151 601 3003.



Front Lounge 16'10" x 13'10" (5.15 x 4.23)

Sash windows to front aspect. Radiator. TV point. Log burner. Open plan to:

Front Dining Room 12'1" x 9'8" (3.69 x 2.96)

Sash window to front aspect. Radiator.

Kitchen 15'5" x 13'0" (4.71 x 3.98)

Sash windows to side aspect. Door to side aspect. Tiled flooring. A range of wall and base units. Integrated dishwasher. Wooden worktops. Dual gas and electric range cooker. Extractor fan.

Inner Hallway

Radiator. Door to cellar. Staircase to first floor.

Utility Room 8'11" x 7'9" (2.72 x 2.38)

Integrated dishwasher. Plumbing for washing machine and tumble dryer. Radiator. Sash window to rear aspect. Integrated fridge. Alarm panel.

Downstairs Cloaks

Towel rail. Low level WC. Wash hand basin.

First floor landing

Split level. Radiator. Staircase to second floor. Built in storage.

Master Bedroom 17'1" x 13'6" (5.21 x 4.13)

Sash windows to front aspect. Radiator. TV Point. Feature fireplace.

Bedroom Two 12'5" x 11'5" (3.79 x 3.50)

Sash windows to side aspect. Radiator. Feature fireplace.

Bedroom Three 13'6" x 12'1" (4.12 x 3.69)

Sash window to front aspect. Radiator. Original fireplace. TV point.

Family Bathroom 11'6" x 9'1" (3.53 x 2.78)

Sash window to rear aspect. Tiled flooring. Radiator. Roll top bath. Low level WC. Wash hand basin. Walk in shower unit. Part tiled walls.

Second Floor Landing

Split level. Opening to:

Bedroom Four 20'8" x 9'0" (6.32 x 2.76)

Baxi combi boiler. Storage cupboard. UPVC Double Glazed sash window to side aspect. Velux to rear aspect.

Bedroom Five 20'6" x 12'1" (6.25 x 3.70)

UPVC Double Glazed sash window to side aspect. Velux window to front and rear aspect. Storage built in.

Bathroom

Velux to front aspect. Tiled flooring. Part tiled walls. Low level WC. Towel rail. Bath with tiled surround and hand held shower.

Basement Room 1 25'10" x 13'8" (7.88 x 4.18)

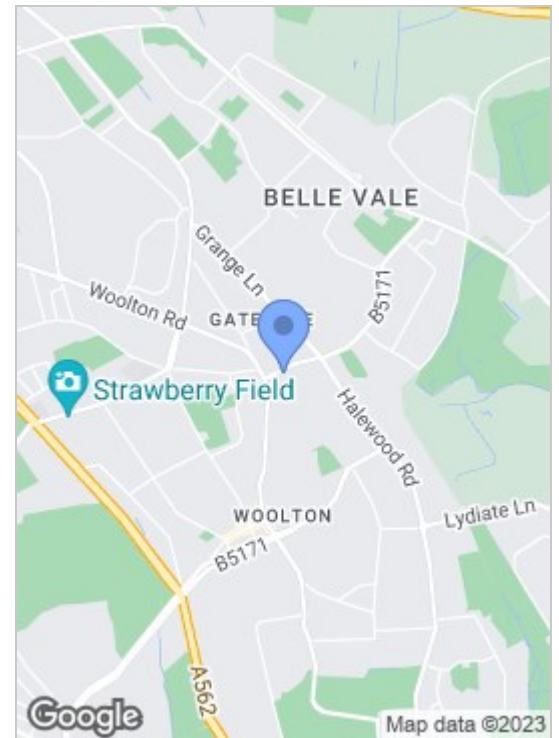
Window to side aspect. Radiator.

Basement Room 2 9'10" x 12'4" (3.38 x 2.15)

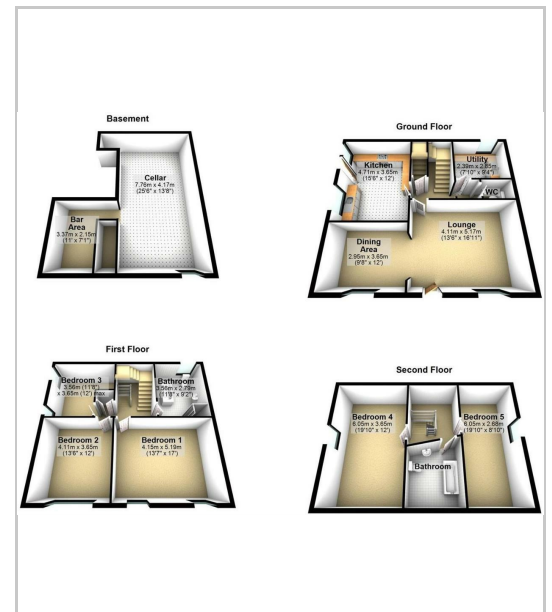
Front Garden

Mature and beautifully maintained.

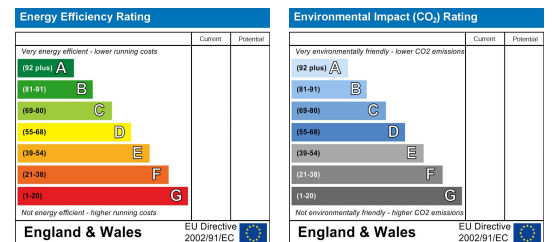
Area Map



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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