



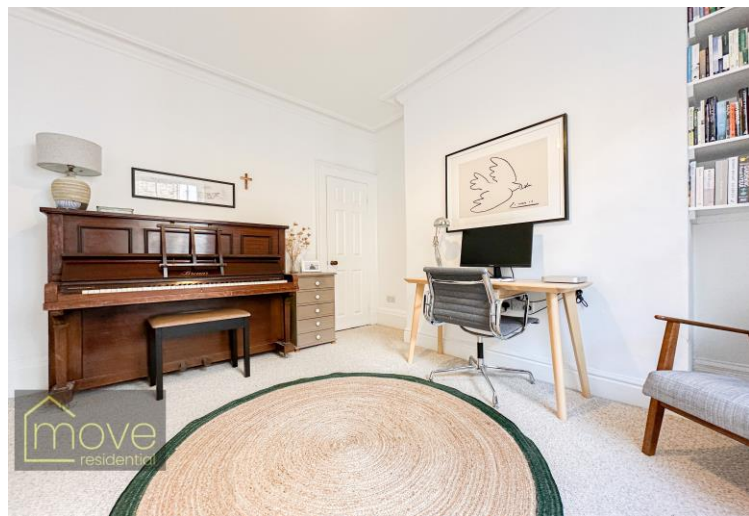
St. Bride Street, Georgian Quarter, L8 7PL

- Stunning Four Bedroom Georgian Townhouse Property
- Beautifully Presented Accommodation Over Four Floors
- Basement Floor with Fitted Kitchen, Bedroom & Ensuite
- Modern & Luxurious Three Piece Family Bathroom Suite
- Located in the Historic & Sought-After Georgian Quarter
- Entrance Hall, Reception Room, Kitchen Diner & Utility
- Second Lounge & Three Substantial Double Bedrooms
- Beautifully Maintained Courtyard Garden to the Rear



Offers Over £600,000









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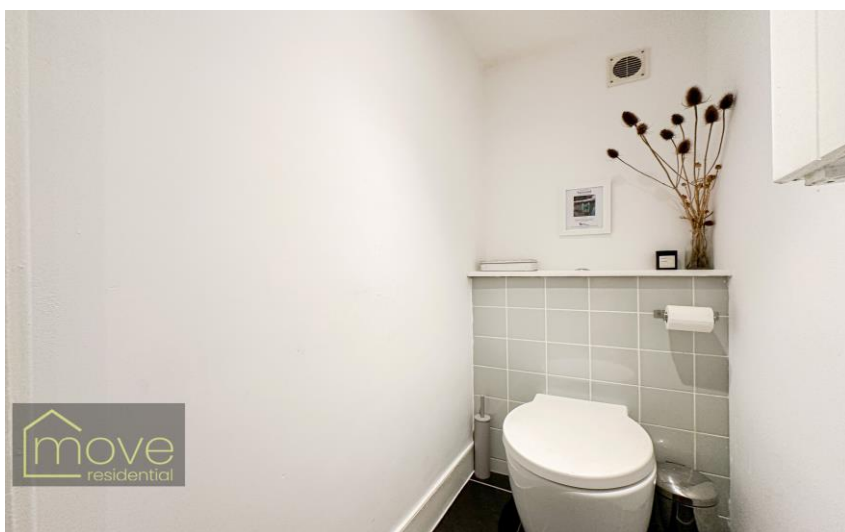
















Description

This truly stunning four bedroom Georgian townhouse, located in the highly picturesque and historic Georgian Quarter, L8, is showcased to the sales market by appointed agents Move Residential. Boasting a beautiful and characterful frontage that exudes curb appeal, this home offers generously proportioned and immaculately presented accommodation set over four floors, with meticulously designed interiors that feel fresh and modern whilst also in keeping with the property's heritage. Available with no onward chain, this charming townhouse promises to make an incomparable future home for a lucky family. An inviting entrance hall greets you into the property, featuring exquisite floorboards which can be found throughout the home, and leads you into a beautifully presented front reception room, which is awash with natural light and finished in a tasteful neutral décor. Following this is a fabulous kitchen diner that is sure to impress, complete with an array of bold and stylish fitted base and wall units, complementary worktops, and sleek integrated appliances. With ample room for a substantial dining table ideally positioned in front of the large window, this presents the ideal setting for enjoying family mealtimes. Concluding the ground floor is a convenient utility room which offers access out to the courtyard. The basement floor is finished in a clean and contemporary aesthetic, home to a generously sized open plan kitchen and living area which has been thoughtfully designed, featuring a well-appointed modern fitted kitchen and with ample room to accommodate a sofa area as well as a dining space. Furthermore, there is a substantial double bedroom, complete with a contemporary style ensuite shower room. This basement level is self-contained with its own entrance via the rear courtyard, and has been used as an Air BnB bringing in a revenue of approximately £20,000-25,000 a year, which provides an exciting prospect for future owners. However, this would also be a fabulous space for family and friends, offering them their own private space for overnight stays, complete with everything a guest could possibly require. Ascending to the first floor, the impeccable standard of accommodation continues with a sensational second reception room. This lounge enjoys a large window illuminating the room in daylight, giving the space a bright and airy feel. Showcasing eye-catching features such as a wood burner and window shutters, this provides a welcoming and stylish space to relax with family and friends. There is also a generously sized double bedroom to this floor, finished to an impeccable standard and receiving plenty of natural light. At the pinnacle of the property, the second floor provides two further bright and delightfully presented double bedrooms, and concluding the interior of this remarkable home is a luxurious three-piece family bathroom suite, featuring chic tiling. Externally, the property enjoys an idyllic courtyard garden which has been beautifully maintained, providing a serene spot to soak up the sun and enjoy al-fresco dining during the warmer months. A viewing is highly recommended to appreciate the exceptional quality finishes and unique charm that this spectacular home has to offer.

Location

The Georgian Quarter of Liverpool, situated near the heart of the City Centre, is characterised by its stunning Georgian architecture, cobblestone streets and historic charm. Known for its well-preserved 18th-century buildings, this area is a cultural hub, located within close access to a wide range of facilities and amenities including theatres, galleries and a vibrant arts scene, as well as restaurants and parks. Parks include the nearby Falkner Square (2 min walk), Abercromby Square (8 min walk), Princes Park (12 min walk) and Sefton Park (5 min drive). The property also boasts easy access to the popular Liverpool 1 shopping centre, the world heritage site of The Albert Docks and further amenities brought to you by the city of Liverpool. Tourist attractions including the city's cathedrals are close by, as are supermarkets, churches and schools and bars, cafes and cinemas are all a stroll away. Just five minutes to both the Birkenhead and Wallasey tunnels, a short drive to the M62, M57 and M58 motorways and a handful of train links close by, the property sits in an ideal location for any commuter or city worker. The Georgian Quarter exudes a unique atmosphere, offering a blend of history, creativity, and a thriving community.

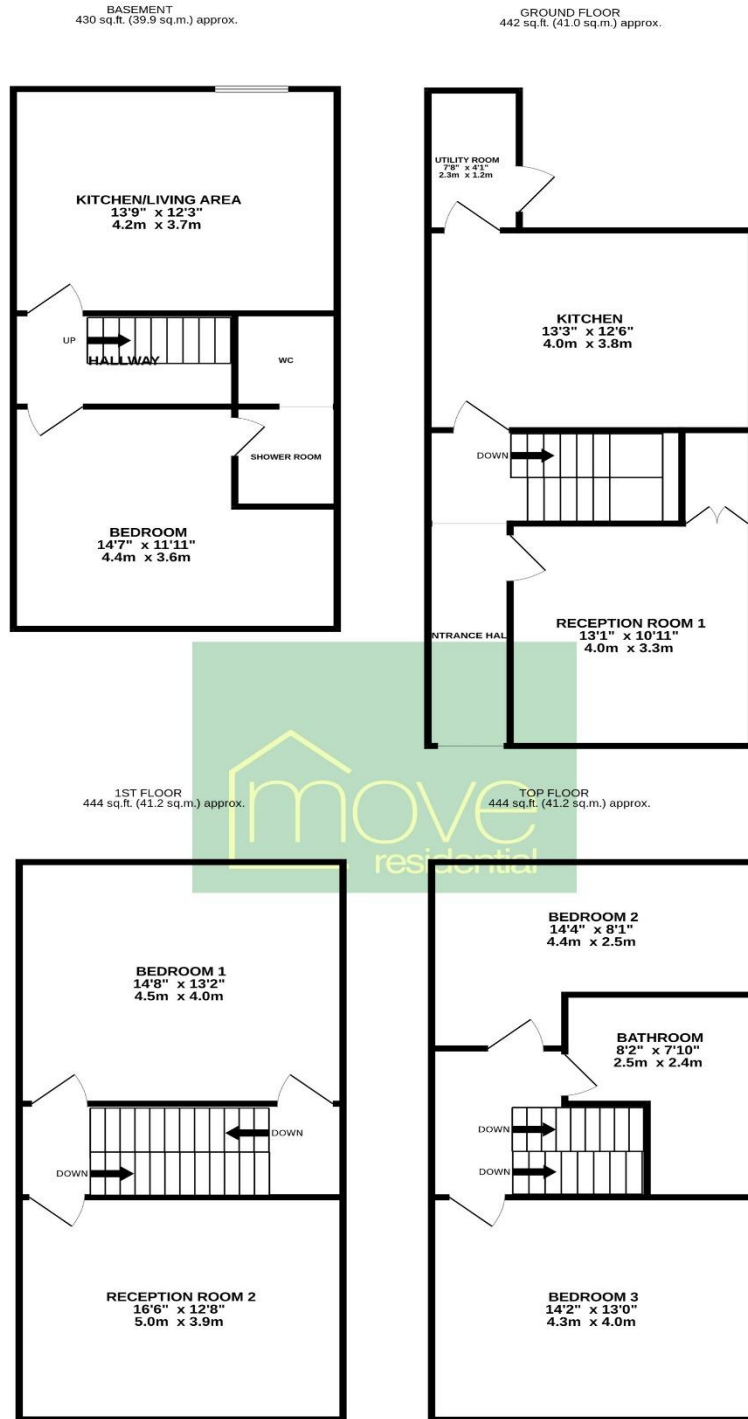
EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Floor Plan



TOTAL FLOOR AREA : 1759 sq.ft. (163.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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