



Durning Road, Edge Hill, L7 5ND

- Charming Three Bedroom Mews Property
- Beautifully Presented & Full of Character
- Two Spacious Double Bedrooms & Single
- Spacious Loft Room Offering Extra Storage
- Located in Stunning Church Conversion
- Open Plan Kitchen, Dining and Living Area
- Three-Piece Bathroom & Downstairs WC
- Delightful Rear Yard & Allocated Parking



Offers Over £200,000







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Description

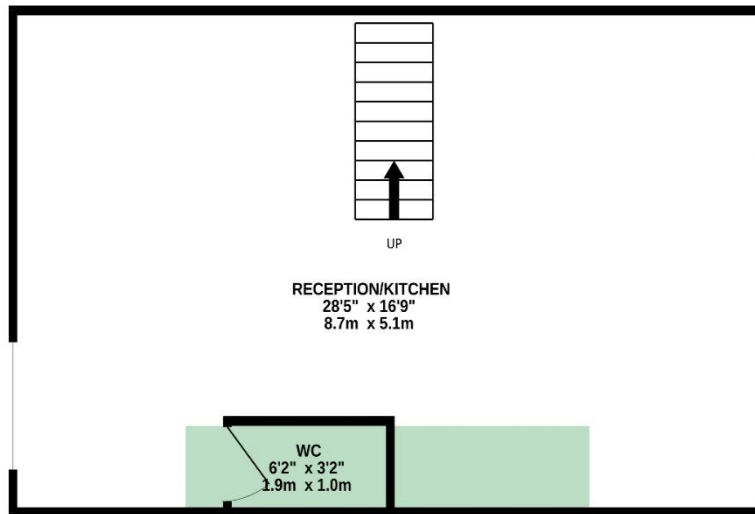
As appointed agents, Move Residential are proud to present to the sales market this charming three bedroom mews style home, located in a secure gated community on Durning Road in the popular residential area of Edge Hill, L7. Forming part of a stunning church conversion which boasts a spectacular frontage exuding curb appeal, the property itself offers generous and beautifully presented living proportions throughout, showcasing a plethora of exquisite original features. The ground floor is home to an impressive open plan kitchen dining and living area, finished in a tasteful neutral décor with an attractive wood style laminate flooring, presenting the ultimate sociable space for enjoying time as a family as well as entertaining guests. The modern kitchen is complete with a range of stylish fitted base and wall units, complementary worktops providing plentiful surface space, and sleek integrated appliances. A breakfast bar offers the perfect spot for more casual dining, whilst there is ample room to accommodate a dining table, ideally positioned in front of the french doors which offer views and access out to the garden, flooding the space with natural light. A welcoming sofa area, enjoying an exposed brick feature wall, completes this versatile space. Concluding the ground floor is a convenient WC. Ascending to the first floor, you will discover two generously sized double bedrooms and a well-proportioned single room, all finished to an excellent standard, featuring plush carpeting throughout. Each room is brimming with character, enjoying vaulted ceilings, beams and arched windows, which illuminate these spaces in daylight. This floor further benefits from a deluxe three-piece family bathroom suite, featuring chic subway tiling to the walls. At the pinnacle of the property, a second staircase provides access to the loft room which offers an abundance of extra storage space. This truly unique home enjoys a fantastic L-shaped yard to the rear, made up of a low-maintenance astro-turf lawn and smartly presented raised decking area, providing an idyllic spot for al-fresco dining and entertaining. Allocated parking is available within the communal courtyard.

Location

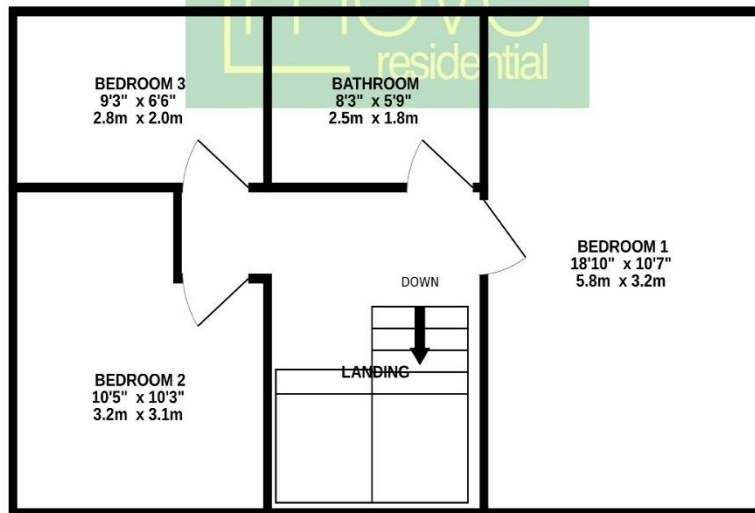
Edge Hill is always popular with investors who see the potential in the area's on going regeneration and identify that its proximity to the City, both Universities and the Royal Liverpool Hospital make it ideal for the rental market. First time buyers can also benefit from the more affordable nature of the property here and enjoy having the City Centre so close to hand. Property is primarily traditional Victorian terraced housing but with some notable Georgian properties and impressive Villas closer to town and around Fairfield. Prices, even for the larger properties, compare very favourably with the rest of the City, making for good prospects for a sound rental return and giving first time buyers more house for their money. Full of contrasts and surprises, the area includes the Grade II listed, 121 acre Newsham Park which is surrounded by fine architecture - largely on Prospect Vale and Fairfield Crescent - and is a designated conservation area. Shops are many and varied along Kensington and West Derby Road, with larger, national chain stores located on Prescott Road and at Edge Lane Retail Park, which also has restaurants and a multiplex cinema. Frequent train services to Manchester and into Liverpool run from Edge Hill Station, buses are regular and Edge Lane/Drive takes drivers straight on to the start of the M62.

Floor Plan

GROUND FLOOR
477 sq.ft. (44.3 sq.m.) approx.



1ST FLOOR
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA : 954 sq.ft. (88.7 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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EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	79 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.