



## Mount Street, Georgian Quarter, Liverpool, L1 9HE

- Exquisite Four Bedroom End Terrace Property
- A Rare Find-Available with No Onward Chain
- Entrance Hall, Fitted Kitchen & Downstairs WC
- Four Generously Proportioned Double Rooms
- Located in the Picturesque Georgian Quarter
- Finished to Impeccable Standard Throughout
- Two Immaculately Presented Reception Rooms
- Contemporary Style Tiled Family Shower Room



Offers Over £560,000



















## **Description**

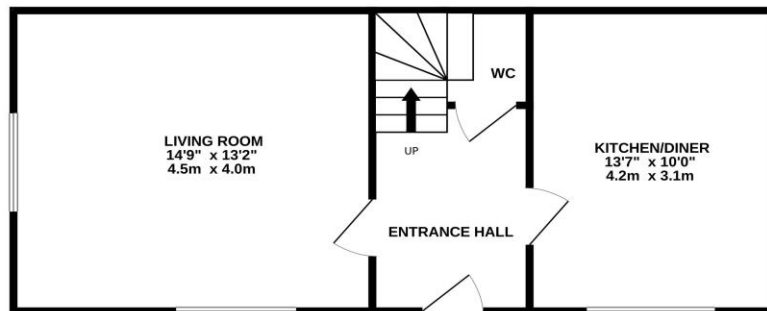
Enjoying an enviable location in Liverpool's historic and picturesque Georgian Quarter, L1, is this exquisite four bedroom end terrace home, available for sale with no onward chain. The property boasts a characterful frontage, offering generous and immaculately presented living proportions set over three floors which showcase a plethora of exquisite original features. Proudly presented to the market by appointed agents Move Residential, we are confident this will make a truly exceptional future home for a very lucky buyer. An inviting entrance hall greets you into the property, leading through to a substantial farmhouse style kitchen which is complete with a range of attractive fitted base and wall units and complementary worktops providing plentiful surface space. This is followed by a stunning reception room which is bright and spacious and has been impeccably finished in an elegant décor featuring stylish wall panelling and an eye-catching fireplace, presenting a charming setting for entertaining guests and enjoying mealtimes. Concluding the ground floor is convenient WC located under the stairs. Ascending to the first floor you will find a second sensational reception room where the refined décor continues, showcasing a feature fireplace with a woodburner, providing a space to relax and unwind which exudes luxury and opulence. Accompanying the lounge is the first of four well-proportioned and impeccably finished bedrooms, each enjoying attractive wood style flooring and receiving plenty of natural light. The remaining sleeping accommodation is located at the pinnacle of the property on the second floor, benefitting from characterful exposed beams. Adding the finishing touch to the interior of this magnificent home is a deluxe family shower room enjoying chic tiling to the walls and floor. A viewing is highly recommended to fully appreciate the unique charm and generous proportions that this spectacular property has to offer.

## **Location**

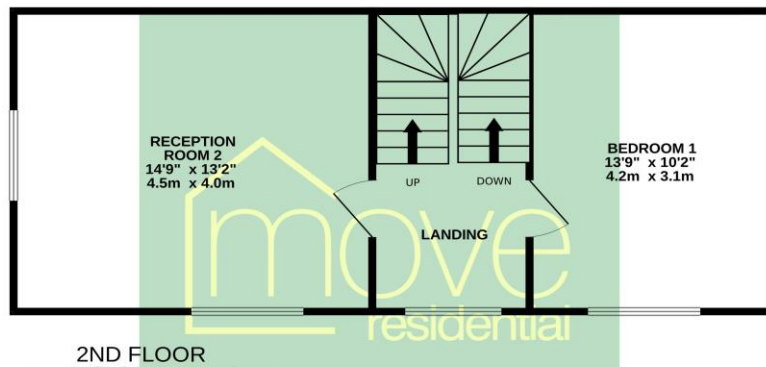
Enjoying the L1 postcode, the property boasts easy access to the popular Liverpool 1 shopping centre, the world heritage site of The Albert Docks and further amenities brought to you by the city of Liverpool. Tourist attractions including the city's cathedrals are close by, as are supermarkets, churches and schools and restaurants, 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.

# Floor Plan

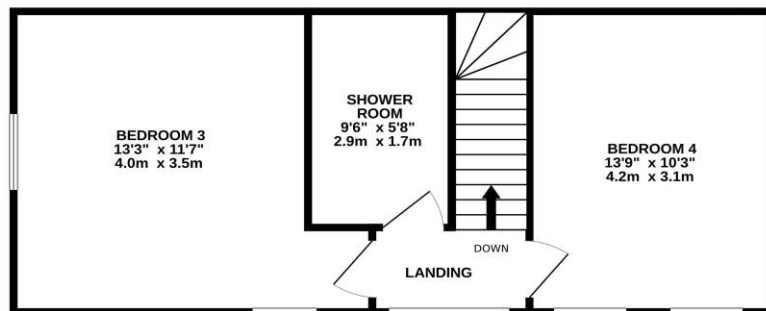
GROUND FLOOR  
432 sq.ft. (40.1 sq.m.) approx.



1ST FLOOR  
435 sq.ft. (40.4 sq.m.) approx.



2ND FLOOR  
224 sq.ft. (20.7 sq.m.) approx.



TOTAL FLOOR AREA : 1292sq.ft. (120.0 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 Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	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.