



Hope Place, Georgian Quarter, Liverpool, L1 9BG

- Exceptional Four Bedroom Townhouse Residence
- Impeccably Presented & Bursting With Character
- Generously Sized Fitted Kitchen & Office Space
- Ensuite To The Master & Main Family Bathroom
- Enviably Located In Picturesque Georgian Quarter
- Entrance Hall & Two Inviting Reception Rooms
- Four Spacious & Beautifully Presented Bedrooms
- Sensational Views Of Liverpool's Two Cathedrals



£625,000









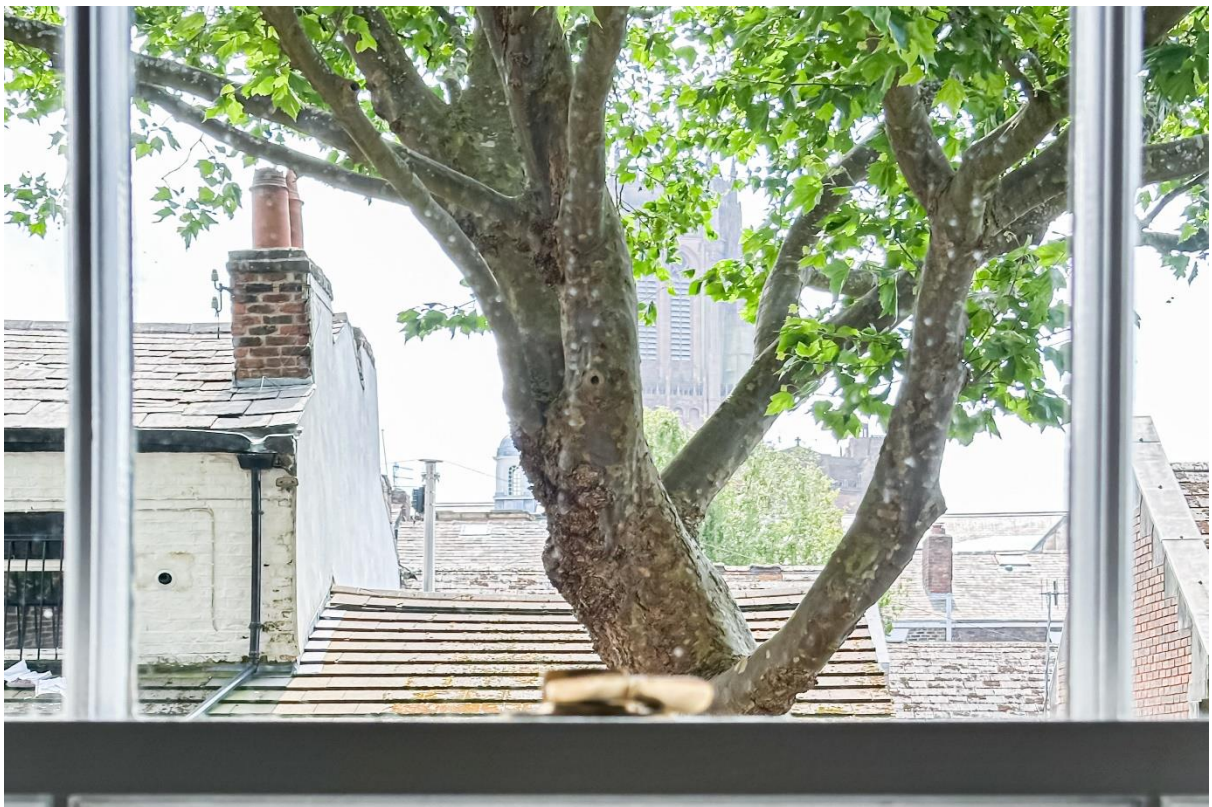














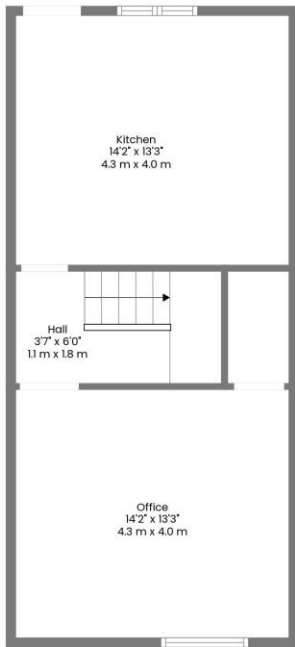
Description

Nestled within the picturesque Georgian Quarter is this exceptional four bedroom townhouse residence, proudly presented to the sales market by appointed agents Move Residential. Boasting a charming frontage, this property offers generous living proportions arranged over four floors which have been impeccably finished whilst remaining sympathetic to the heritage of the building, showcasing a plethora of characterful original features throughout. Enjoying scenic views over the historic area, taking in both of Liverpool's iconic cathedrals, this promises to make a truly enviable and incomparable home for an extremely lucky buyer. Upon entering the residence, you are greeted by an inviting entrance hall which leads through to a welcoming sitting room, awash with natural light courtesy of a tall sash window, presenting a tranquil space to relax and unwind. This is followed by a second bright and spacious reception room, which has been finished in a tasteful décor complementing the wood flooring and feature fireplace, offering a refined setting for entertaining guests. The lower ground level is home to the substantial kitchen complete with fitted units, plentiful worktop space, and ample room to accommodate a dining table, presenting a social space for cooking in company and sharing mealtimes. An airy and well-presented study, perfect for those who work remotely, concludes this floor. The sleeping accommodation consists of four generously sized bedrooms set over the first and second floors, each beautifully presented and receiving an abundance of daylight. The master bedroom enjoys the added luxury of a modern ensuite shower room, and adding the finishing touch to the interior of this magnificent home is a contemporary style three-piece family bathroom suite. Externally, the property further benefits from an enclosed rear yard, providing a delightful spot for al-fresco dining and entertaining during the summer months. A viewing is recommended to appreciate the versatile proportions and unique charm that this remarkable residence 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.

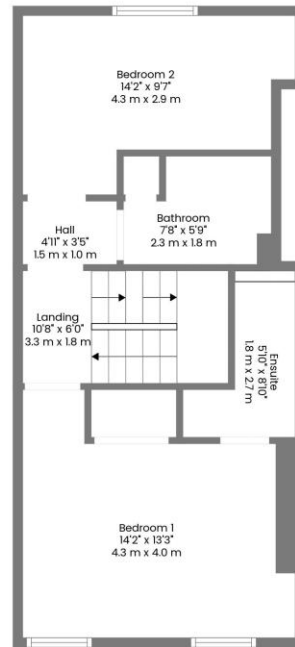
Floor Plan



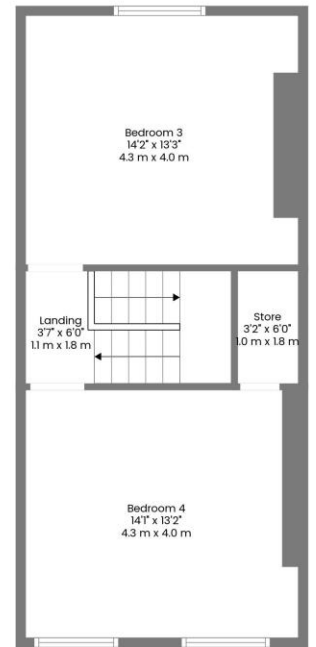
Floor 1



Floor 2



Floor 3



Floor 4



TOTAL: 1850 sq. ft, 172 m²
 FLOOR 1: 469 sq. ft, 44 m², FLOOR 2: 455 sq. ft, 42 m², FLOOR 3: 457 sq. ft, 42 m², FLOOR 4: 469 sq. ft, 44 m²

Whilst Every Attempt Has Been Made To Ensure The Accuracy Of The Floorplan Contained Here, 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.

EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 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.