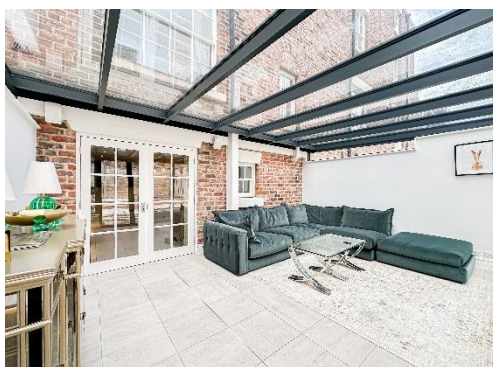




Falkner Street, Georgian Quarter, Liverpool L8 7PZ

- Imposing and Substantial Four/Five Bedroom Townhouse
- Set Over Five Floors Spanning Over 2,200 Square Feet
- Hall, W.C, Dining Room, Kitchen, Conservator and Wine Cellar
- Four Bedrooms, Two Bathrooms and Attic Room Set Over Three Floors
- Secure Undercover Allocated Parking and a Comprehensive Security System
- Lavish Home Benefiting from a Back to Brick Renovation
- Appointed and Presented to a Superior Specification Throughout
- Ground Floor with Two Well Proportioned Reception Rooms
- Private Enclosed Low Maintenance Flagged Rear Courtyard
- Set in Liverpool's Historic and Picturesque Georgian Quarter



Offers Over £895,000



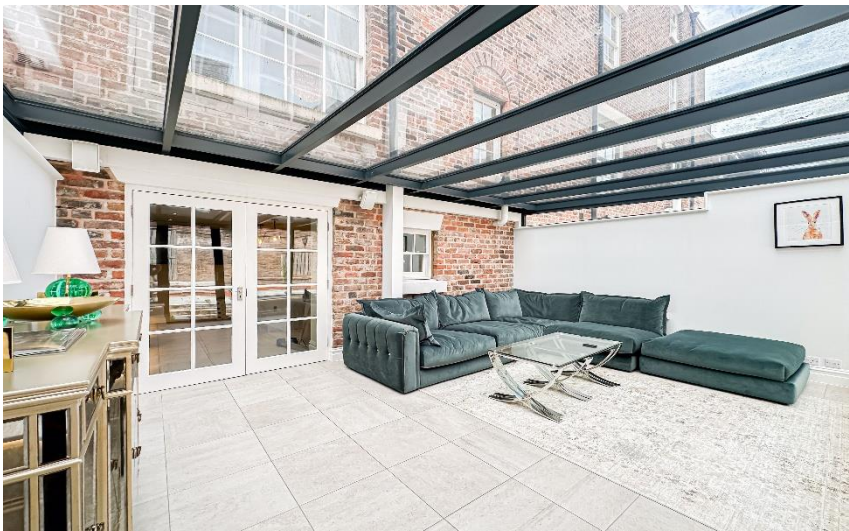








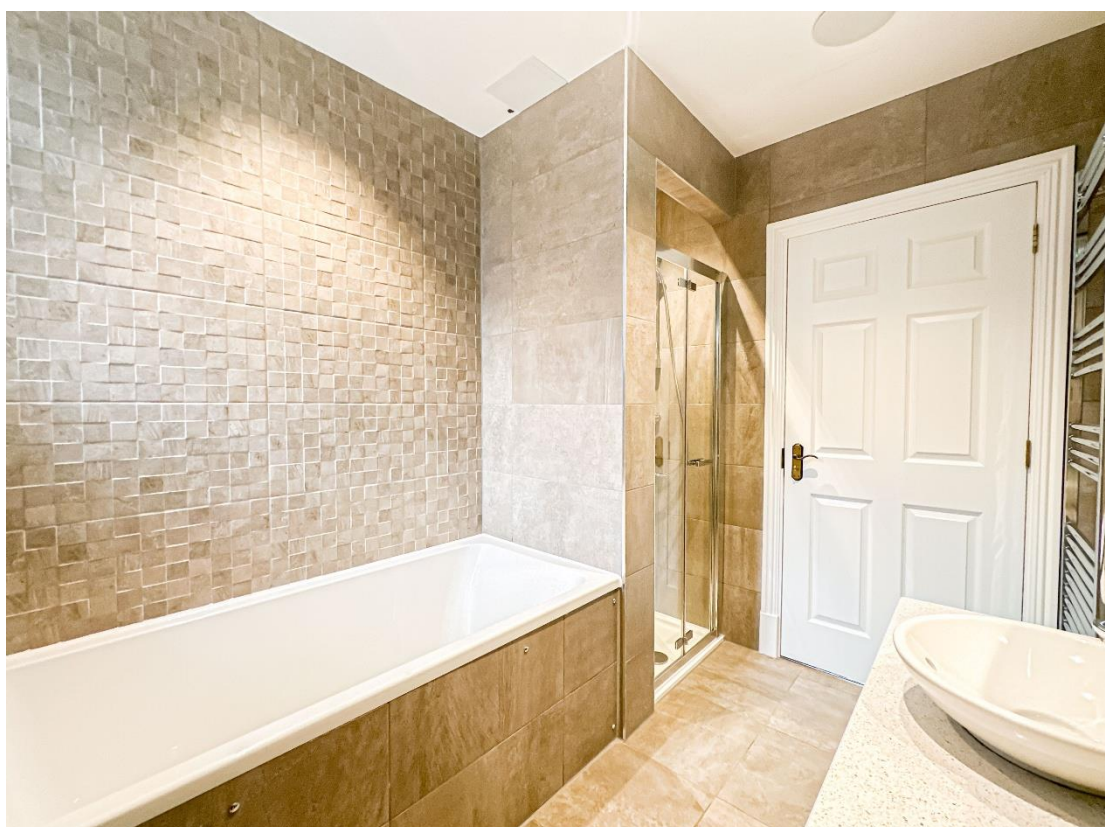
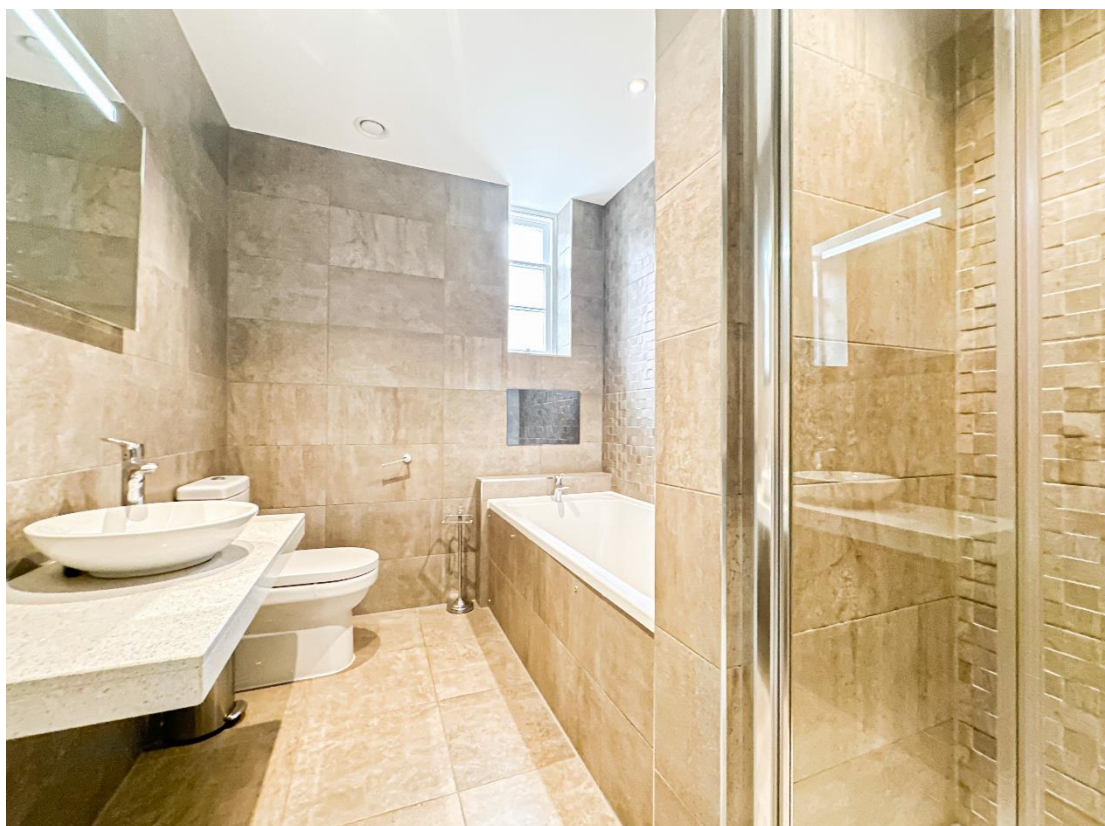






















Description

Standing proudly on Falkner Street in heart of Liverpool's historic and picturesque Georgian Quarter, is this exceptional four/five bedroom townhouse, proudly presented to the sales market by appointed agents Move Residential. Boasting an imposing frontage which exudes kerb appeal, this residence offers generous proportions thoughtfully arranged over five floors, offering a wealth of versatile living space. Having undergone a full back-to-brick renovation, the property boasts immaculately presented interiors finished to exemplary specifications throughout. Retaining many exquisite original features, this residence offers the perfect blend of character with modern luxury living, promising to make a truly incomparable future home for a very lucky buyer.

Upon entering the residence, you are greeted by a grand entrance hall, leading through to an impeccably finished dining room which is flooded with natural light courtesy of sash windows complete with shutters, presenting an elegant setting for enjoying mealtimes. This is followed by a spacious reception room, which has been beautifully finished in a refined décor featuring a dual aspect log burning stove, offering a welcoming and opulent space to relax and unwind.

Descending to the lower ground level you will discover a third reception room which boasts a tasteful décor and plush carpeting, offering the perfect setting for entertaining guests. Continuing through you will find a generous kitchen complete with a range of stylish fitted base and wall units, complementary worktops providing plentiful surface space, and a spectacular centre island which offers the ideal spot for casual dining. The kitchen leads out into a meticulously maintained orangery, offering a delightful alternative sitting area filled with daylight, providing seamless access into the private rear courtyard. There is the added luxury of a wine cellar, certain to be the envy of guests, and concluding this floor is a convenient WC.

Ascending up to the first floor, you will discover the the sumptuous principal bedroom, accompanied by a deluxe four-piece family bathroom suite, and a fully fitted dressing room/bedroom. The second floor is home to two further spacious and beautifully presented double bedrooms, one enjoying the added luxury of a contemporary ensuite shower room, along with a second spa-like family bathroom suite. At the pinnacle of the property, the loft conversion hosts an impressive home cinema room, which offers excellent potential for use as an additional bedroom, awash with light courtesy of skylights above.

Externally, the property enjoys a flagged courtyard to the rear offering the perfect spot for soaking up the sun and enjoying al-fresco dining during the summer months. Secure undercover allocated parking is available behind electric gates, as well as on-street permit and visitor parking.

Further benefits to this remarkable residence include:

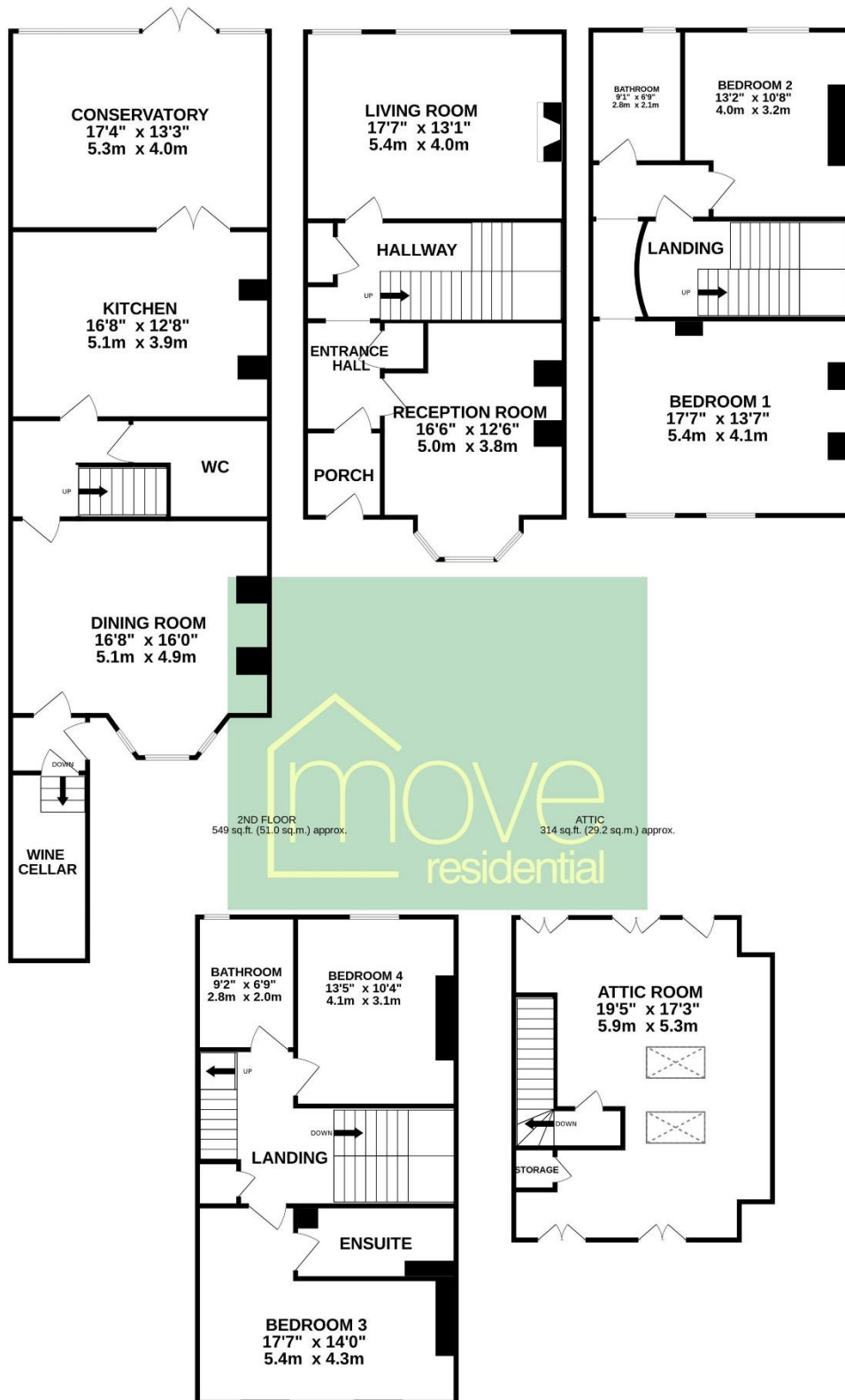
- Sonos multi-room media system
- Underfloor heating on the lower ground and in all bathrooms
- Double glazed timber sliding sash windows
- Comprehensive security system with police-monitored alarm and CCTV

A viewing is highly recommended to fully appreciate the unique living experience that this stunning Georgian residence has to offer, presenting an unmissable opportunity for those seeking a property bursting with character but don't want to compromise on luxury and convenience.

LOWER GROUND FLOOR
794 sq.ft. (73.8 sq.m.) approx.

GROUND FLOOR
566 sq.ft. (52.6 sq.m.) approx.

1ST FLOOR
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA : 2774 sq.ft. (257.7 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 Summary

Awaiting certificate

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.