



12 Falkner Square, Liverpool, L8 7NU  
Offers In The Region Of £625,000 Freehold

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## About the Property

Set on the edge of Falkner Square in Liverpool's highly sought after Georgian Quarter, this five bedroom terraced Georgian home offers almost 3,000 square feet of accommodation, classic period features, and newly refreshed interiors throughout.

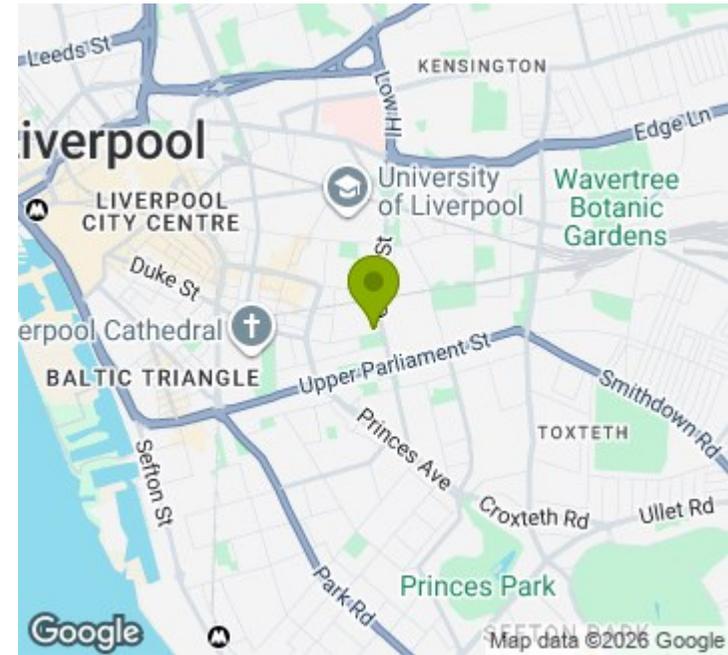
The ground floor includes two well proportioned reception rooms, a fitted kitchen, and a convenient W/C. Across the first floor are three bedrooms and a recently refurbished family bathroom, with two additional bedrooms and a second family bathroom on the top floor. High ceilings, traditional sash style windows, and original character details enhance the property's authentic Georgian charm.

Freshly decorated from top to bottom, the home provides a neutral, contemporary backdrop ready for a new owner to shape to their own style. Stunning views over Falkner Square add to the sense of space and tranquillity, while the city centre's shops, restaurants, and transport links are all just a short walk away.

The property also benefits from both front and rear gardens, with gated access at the rear offering the option of secure off-street parking.

Properties of this calibre in the Georgian Quarter are rarely available. Early viewing is strongly recommended.

- Prime position overlooking Falkner Square in the sought after Georgian Quarter
- Five spacious bedrooms arranged over three floors
- High ceilings, sash style windows and original Georgian character features
- Newly refurbished bathrooms and fresh decor throughout
- Front and rear gardens with gated access for secure off street parking
- Short walking distance to city centre amenities and transport links



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>74</b>	<b>82</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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