



6 Marine Terrace

, Liverpool, L22 5PR

Offers in excess of £550,000



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Ground Floor

Entrance Hall

A welcoming and characterful entrance hallway with polished wood flooring, elegant archways, period detailing and a striking staircase leading to the upper floors.

Living Room

19'5" x 13'11" (5.94m x 4.25m)

A bright and elegant living room with impressive ceiling height, period detailing, tall sash windows and a feature fireplace, offering a spacious and characterful setting for everyday relaxation and entertaining.

Dining Room

12'6" x 18'2" (3.82m x 5.56m)

A handsome formal dining room with high ceilings, polished wood flooring, period detailing and a feature fireplace, complemented by full-height windows opening towards the garden.

Kitchen Breakfast Area

12'4" x 11'10" (3.78m x 3.63m)

A warm and characterful dining room with terracotta tiled flooring, a wood-burning stove, built-in storage and a large sash window overlooking the rear garden.

Kitchen

7'8" x 12'10" (2.34m x 3.92m)

A characterful galley-style kitchen with cream cabinetry, dark worktops, terracotta tiled flooring and a Belfast sink, offering generous storage and a practical layout with access through to the adjoining utility area.

Utility Room

6'6" x 8'11" (2m x 2.72m)

Fitted storage, worktop space, sink and laundry facility with direct access to the rear

First Floor Landing

Arguably one of the finest views in the house, the stairwell rises through the property to a striking skylight, flooding the space with natural light and creating a wonderfully characterful architectural feature.

Bedroom One

12'10" x 13'8" (3.93 x 4.18)

A superb principal bedroom with impressive ceiling height, large sash windows, elegant period detailing. Adjoining access making for flexibility, creating a large suite or retaining separation

Bedroom Two

12'4" x 13'8" (3.76m x 4.18m)

High ceilings, built-in bookcases, a feature fireplace and large sash windows enjoying attractive views of Marina and beyond and excellent natural light.

Walk Through Dressing

10'5" x 5'1" (3.20m x 1.56m)

A useful walk-in dressing area with open shelving and hanging space, providing excellent storage and direct access through to the adjoining bedroom.

Bathroom

12'2" 14'5" (3.71m 4.41m)

Three piece suite bathroom with a traditional suite, timber paneling and a large sash window,

Bedroom Three

10'11" x 11'9" (3.33m x 3.60m)

Bedroom with high ceilings, built-in shelving and a charming outlook over the rear of the property. Door leading to;

En-Suite Bathroom

7'8" x 8'4" (2.36m x 2.56)

Three piece White suite bathroom with a panelled bath, pedestal wash basin and WC, set beneath a sloped ceiling with a simple neutral finish.

Second Floor

Bedroom Four

18'4" x 10'7" (5.59m x 3.24m)

A light and spacious bedroom with a wide run of windows drawing in plenty of natural light.

Bedroom Five

11'2" x 17'2" (3.42m x 5.24m)

A bright and spacious fifth bedroom with soft neutral décor, fitted storage and elevated windows allowing plenty of natural light.

Study

13'5" x 11'5" (4.11m x 3.50m)

A versatile study with useful fitted shelving and eaves storage, offering a quiet and practical space for home working, or additional storage

Storage

Current Occupiers utilise as a Bedroom

Basement

The basement provides a spacious workshop area, complemented by three separate storage rooms offering excellent practical space for tools, equipment or household overflow. With its generous proportions and clearly divided layout, this level is ideal for use as a workshop, hobby area or additional storage zone.

Gardens

A charming, well-maintained front garden with a neat lawn, mature borders and a paved pathway leading to the entrance, creating an inviting approach to the property. A beautifully landscaped rear courtyard garden with paved seating areas, mature planting, raised beds and a charming, private feel, ideal for outdoor dining and relaxation. Rear gates allowing for off road parking.



Road Map



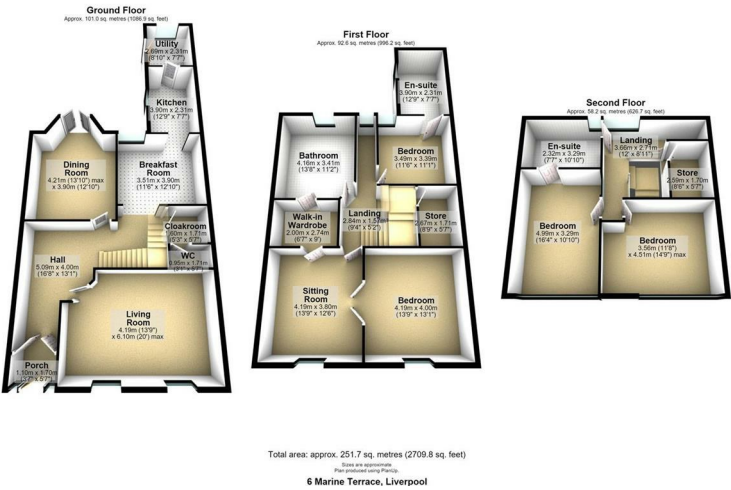
Hybrid Map



Terrain Map



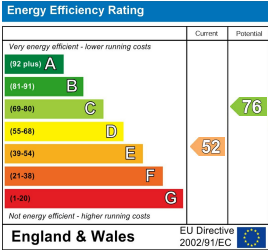
Floor Plan



Viewing

Please contact our Michael Moon Office on 0151 924 1000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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