



18 Nicholas Road
Liverpool, Merseyside L23 6TU
£649,950

BerkeleyShaw

18 Nicholas Road, Liverpool, Merseyside L23 6TU

Berkeley Shaw Prestige offers Salisbury House for sale with no chain.

An impressive, Victorian Period 7 bedroom semi detached property built in the late 19th Century for the Postlethwaite Family, retains many of the impressive original features. The property benefits from spacious accommodation, with high ceilings to be found in every room. In addition to the main house, there is also a self contained apartment to the Lower Ground Floor suitable to be let or for a family member. The ground floor consists of an Entrance Hall, Reception Hall, Lobby, Reception Room, Dining Room, Snug/Lounge, Kitchen, Shower Room, Utility and Laundry Room. There is a basement level which consists of a Games Room and provides entrance to the Apartment. The Lower 1st Floor consists of a Bedroom with En Suite/Jack and Jill Bathroom. The Upper 1st Floor consists of 4 Bedrooms. The 2nd Floor consists of 2 Bedrooms and a family shower room. The Apartment to the lower Ground Floor benefits from a Hallway, Lounge, Kitchen, and Bedroom. The property also benefits from solar panels. There is much scope to make alterations in the accommodation to suit.

The property is situated in a much sought after residential area and is within easy reach of Blundellsands and Crosby train station which has direct routes to both Liverpool city centre and Southport. It is within walking distance of many excellent schools, the seafront and Antony Gormleys 'Iron Men' sculptures and other local amenities.

Vestibule

7'2" x 6'10" (2.2 x 2.1)

Stained glass window and wooden floor

Lobby

8'2" x 4'11" (2.5 x 1.5)

Two stained glass windows and original tiled floor

Reception Hall

7'10" x 3'3" (2.4 x 1)

Wooden sash window, wooden floor and radiator

Reception Room

23'11" x 15'5" (7.3 x 4.7)

Sash window, sash bay window, wooden floor, fireplace with open fire, radiator and coving to ceiling.

Dining Room

20'0" x 17'4" (6.1 x 5.3)

Sash window, wooden floor, fireplace with open fire, radiator and coving to ceiling.

Snug/Lounge

15'5" x 12'5" (4.7 x 3.8)

Wooden sash windows, wood burner in brick hearth, radiator, coving to ceiling and steps down to kitchen.

Kitchen

14'1" x 15'5" (4.3 x 4.7)

Range of wall and base units, 1 1/2 bowl stainless steel sink, aga, part tiled walls, tiled floor, UPVC patio doors to rear garden, Sheila maid clothes airer and radiator.

Utility Room

10'2" x 9'2" (3.1 x 2.8)

wooden sash window, range of wall and base units, larder / storage cupboard stainless steel sink, plumbing for washing machine, space for dryer, radiator.

Shower Room

10'7" x 10'5" (3.25 x 3.2)

Low level wc, pedestal washbasin, walk in shower cubicle with two showers, two wooden windows, part tiled walls, vinyl flooring and storage cupboard

Laundry Room

7'2" x 3'3" (2.2 x 1)

Wooden floor, Sheila maid clothes airer and water tank.

Stairwell to basement

Original tiled floor, concrete steps and storage.

Games Room

19'4" x 17'4" (5.9 x 5.3)

fireplace, concrete floor, boiler.

Bedroom 1

25'11" x 13'5" (7.9 x 4.1)

Two sash windows, wooden floor, radiator and wood burner.

Bathroom (En Suite to Bed 1 & Jack/Jill)

10'2" x 7'6" (3.1 x 2.3)

Low level wc, pedestal washbasin, bath with shower attachment, storage shelves, wooden window, wooden floors and radiator.

Bedroom 2

19'8" x 15'8" (6 x 4.8)

Sash window, wooden floor, radiator and coving to ceiling.

Bedroom 3

20'4" x 15'8" (6.2 x 4.8)

Two wooden sash windows, wooden floor, radiator, coving to ceiling and access to bedroom 4.

Bedroom 4

7'10" x 6'10" (2.4 x 2.1)

Wooden sash window

Bedroom 5

15'5" x 13'9" (4.7 x 4.2)

Two wooden sash windows, radiator and coving to ceiling.

Landing

Stairs to 2nd floor and internal stained glass window.

Bedroom 6

15'5" x 13'9" (4.7 x 4.2)

2 wooden sash window, radiator, built in wardrobes.

Bedroom 7

15'5" x 11'9" (4.7 x 3.6)

wooden sash window, radiator, sink.

Family Shower Room

7'10" x 7'6" (2.4 x 2.3)

low level wc, pedestal sink, walk in shower, airing cupboard, vinyl floor.

Landing

Skylight to ceiling

Outside

Front: Driveway, stairs to main entrance door, lawned area, trees and shrubs.

Rear: Walled garden, patio area, lawned area, pond, trees, shrubs and shed,

Access to apartment.

Double Garage

16'4" x 21'3" (5 x 6.5)

Brick built garage, up and over double doors, up and over single door and wall units, loft space.

Lower Ground Floor Apartment

Private access by rear garden and access through the main house.

Hall

Traditional quarry tiled floor and radiator. (Photos Coming Soon)

Lounge

15'5" x 17'0" (4.7 x 5.2)

Wooden frame window, Victorian stove and radiator.(Photos Coming Soon)

Kitchen

14'9" x 13'5" (4.5 x 4.1)

Range of wall and base units, stainless steel sink, plumbing for washing machine, space for cooker, boiler, traditional quarry tiles to floor. two wooden windows and patio doors to rear garden. (Photos Coming Soon)

Bedroom 1

17'0" x 7'6" (5.2 x 2.3)

Wooden window and radiator.(Photos Coming Soon)

Bathroom

6'6" x 5'10" (2 x 1.8)

Low level wc, pedestal washbasin, bath with overhead shower and traditional quarry tiled floor.(Photos Coming Soon)



