

35 Liverpool Road Great Crosby Liverpool L23 5SD 0151 924 6000 www. berkeleyshaw.com



9 Marine Crescent, Liverpool, Merseyside L22 8QP

£375,000

"The Turrets" of Marine Crescent is a UNIQUE opportunity to purchase a home on a truly HISTORIC Regency Style sea front which boasts PANORAMIC SEA VIEWS over the Mersey Estuary and onto the Welsh Hills. It is also ideally located for the Waterloo Sea Front Gardens.

The property benefits from accommodation to the ground floor of porch, entrance hall, lounge, morning room, dining room, kitchen, and WC. To the first floor there are 3 double bedrooms, dressing room, bathroom and WC.

Externally there is a front garden with patio and water feature. The rear benefits from a courtyard and access to a garage, which is also accessed via East St.

Unfortunately, access to the property for photos and detailed inspection was limited so full details are not fully available, however, the property does have a functioning kitchen and bathroom. The property is in reasonable condition throughout but will require upgrading in part too.

Please contact Berkeley Shaw to discuss viewing arrangements.







Porch

4'11" x 3'3" (1.5 x 1)

Entrance Hall

21'3" x 5'2" (6.5 x 1.6)

Lounge

17'4" x 16'8" (5.3 x 5.1)

Morning Room

16'8" x 13'5" (5.1 x 4.1)

Kitchen

20'8" x 6'2" (6.3 x 1.9)

Dining Room

16'0" x 9'6" (4.9 x 2.9)

WC

8'6" x 3'7" (2.6 x 1.1)

Landing

Storage Cupboard

Dressing Room

10'2" x 8'6" (3.1 x 2.6)

Bathroom

10'2" x 7'2" (3.1 x 2.2)

W C

6'2" x 2'3" (1.9 x 0.7)

Bedroom 1 (rear)

20'8" x 9'10" (6.3 x 3)

Bedroom 2 (front)

18'8" x 9'10" (5.7 x 3)

Bedroom 3 (front)

16'4" x 12'1" (5 x 3.7)

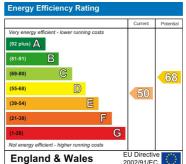
Garage

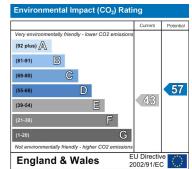
Access via East St and via Courtyard

Rear Courtyard

Front Garden

Gardens laid to lawn, flagged area and water feature.





GROUND FLOOR





of doors, working, norms and any other items are approximate and one exponsibility to learn for any enro omission or mis-statement. This plan is for flints alone purposes only and should be used as such by a prospective purchaser. The services, systems and appliances shown have not been tested and no guarant as to their operability or efficiency, can be given. Made with Meropes 40(200)



