



St. Georges Road, Liverpool, Merseyside L38 3RT Offers In Excess Of £750,000

A Unique Opportunity to Acquire an Executive Home in "Old Hightown" on the Prestigious St Georges Road.

Situated backing on to the Horse Paddock, this is an exceptional 6 BEDROOMED DETACHED DWELLING benefiting from Open Porch, Entrance Hallway, 3 Reception rooms, Breakfast room, Utility Room, Shower Room/WC, Open plan Kitchen-Diner to the ground floor.

To the first floor are 4 double bedrooms, (jack and jill en-suite to master) and second family bathroom.

To the second floor, there are 2 rooms which could, after light refurbishment, be used as additional bedrooms.

Externally there are landscaped gardens laid to lawn, and to the front and side is a driveway leading to a coach house/garage.

Viewings for this property are strictly by appointment only with this office.



Poarch
6'10" x 3'3" (2.1 x 1.0)
Open Poarch

Hallway
15'8" x 12'1" (4.8 x 3.7)
Radiator

Front Reception
15'8" x 14'1" (4.8 x 4.3)
Dual aspect UPVC double glazed windows with shutters, radiator, open fire with cast iron inset and marble hearth, attractive surround

Front Reception
15'8" x 18'8" (4.8 x 5.7)
UPVC double glazed widow with shutters, radiators x2 open fire with cast iron inset, marble hearth and attractive surround

Side Reception
11'9" x 10'5" (3.6 x 3.2)
UPVC double glazed windows, radiator, recessed chimney breast

Shower Room
6'6" x 5'10" (2.0 x 1.8)
Low level WC, walk in shower cubicle with mains shower, contemporary wash hand basin, part tiled walls and tiled flooring, chrome ladder towel rail/radiator

Breakfast Room
14'1" x 10'5" (4.3 x 3.2)
UPVC double glazed window, radiator access to utility room

Utility Room
10'2" x 4'3" (3.1 x 1.3)
housing boiler

Kitchen Family Room
22'7" x 19'8" (6.9 x 6)
Double glazed bi folding doors to garden, range of wall and base units and central island, 2 built in ovens and integrated microwave, central island housing hot tap, sink and induction hob integrated dish washer and space for large freestanding fridge wood flooring

Landing
12'1" x 10'5" (3.7 x 3.2)
turned staircase with UPVC double glazed window and radiator stairs to 2nd floor

Bedroom 1
14'5" x 14'1" (4.4 x 4.3)
UPVC double glazed bay window with shutters radiator and built in storage

Bedroom 2
15'8" x 14'5" (4.8 x 4.4)
UPVC double glazed bay window, radiator access to en suite

En suite
UPVC double glazed frosted window free standing bath, walk in shower cubicle wal,l hung contemporary double basin and low level WC

Bedroom 3
11'9" x 11'9" (3.6 x 3.6)
UPVC double glazed window to rear, radiator

Family Bathroom
UPVC double glazed frosted window panelled bath with shower over with glass shower screen, low level WC, wash hand basin with storage below and radiator

Bedroom 4 1st Floor
12'1" x 10'5" (3.7 x 3.2)
UPVC double glazed window with shutters and radiator

Bedroom 5 2nd Floor
18'0" x 15'8" (5.5 x 4.8)
Window

Bedroom 6 Store
8'2" x 8'2" (2.5 x 2.5)

Garage

Outside Space
To the front of the property there is off road parking for several vehicles and access to garage, The rear garden has patio area and laid to lawn

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

