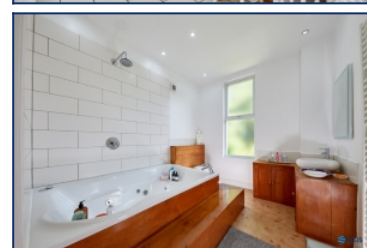
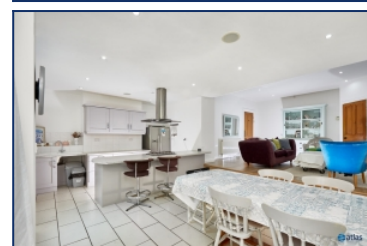


## Hartington Road, Toxteth, L8



**For Sale - £525,000**

### Key Features

- 5 Bedroom 3 Bathroom Semi-Detached House
- EPC Rating: D
- Stylish Modern Kitchen with Integrated Appliances and Central Island
- Spacious Front Lounge Featuring a Bay Window
- Flexible Bedrooms Ideal for Use as a Home Office, Nursery, or Guest Room
- Attached Self-contained Flat Offering Independent Living Space
- Beautifully Maintained Mature Garden
- Original Period Features Retained Throughout, Including Ornate Ceiling Mouldings and a Victorian Staircase
- Convenient Ground Floor W.c.
- Dedicated Utility Room
- Versatile Basement Space
- Garage and Private Driveway

### Further Details

- Tenure: Freehold
- No. of Floors: 4
- Floor Space: 292 square metres / 3,143 square feet
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Parking: Off Street, Garage, Driveway
- Outside Space: Back Garden
- Heating/Energy: Under Floor Heating, Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob

### Description

Brought to the market by Atlas Estate Agents, this impressive semi-detached residence on the ever-popular Hartington Road, Toxteth, L8, offers a rare blend of period charm and modern comfort, with generously proportioned accommodation arranged over four beautifully appointed floors.

Step inside to discover a stylish, contemporary kitchen complete with integrated appliances and a central island — perfect for both everyday living and entertaining. The home boasts two elegant reception rooms, including a spacious front lounge with a striking bay window that floods the space with natural light.

With five versatile bedrooms, this property provides ample space for family life, working from home, or welcoming guests. The inclusion of a self-contained flat offers the ideal setup for independent living or a potential rental opportunity.

Original features have been lovingly retained throughout, from ornate ceiling mouldings to the grand staircase, all complementing the home's tasteful updates. A beautifully maintained mature garden provides a peaceful outdoor retreat, while additional highlights include a ground floor W.C., dedicated



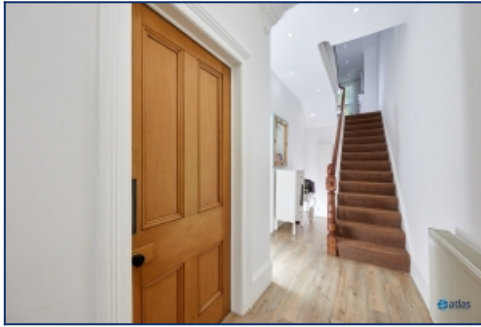
utility room, three bathrooms, a versatile basement, garage, and private driveway.

This is a truly exceptional home in a sought-after location — early viewing is highly recommended.

## Additional Images



Bedroom 1



Entrance Hallway



Rear Lounge



Kitchen



Kitchen



W.c.



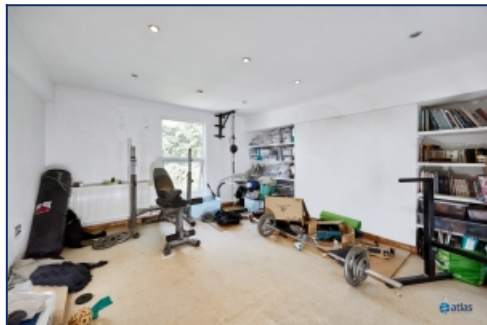
Lounge/Office



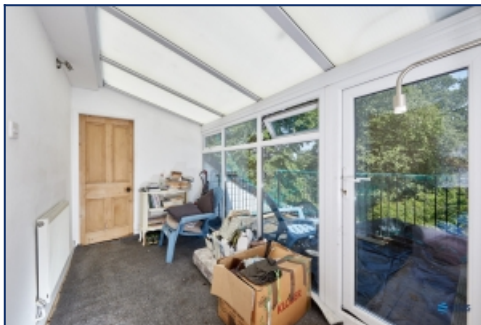
Lounge/Office



Bedroom 2



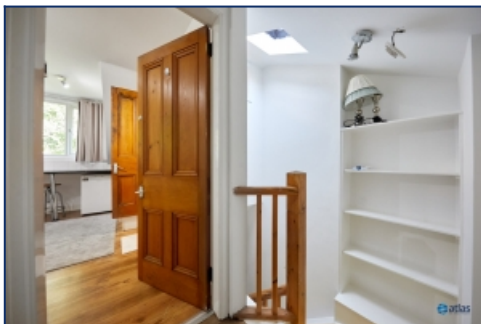
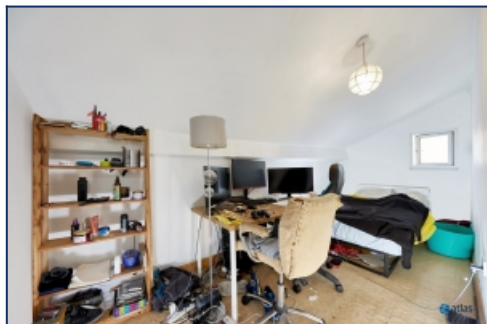
Bedroom 3



Sun Room



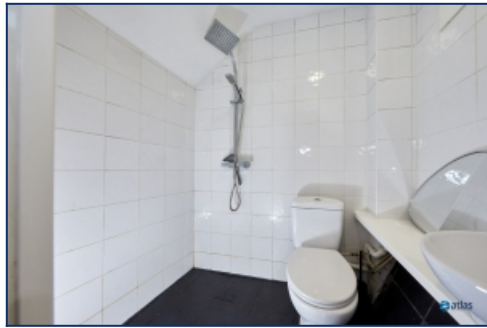
Bathroom 2



Stairwell



Attached Studio Flat



Bathroom (attached Flat)



Balcony



Rear Elevation



Rear Garden



Rear Garden

## Floor Plans



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