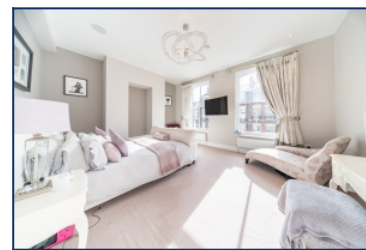


Falkner Street, Georgian Quarter, L8



For Sale - £799,950

Key Features

- 5 Bedroom 3 Bathroom Town House
- EPC Rating: B83
- No Chain
- Extremely Well Presented Georgian Mid Terrace
- Back to Brick Refurbishment Circa 2015
- Accommodation Set Over 5 Floors
- Modern Fitted Kitchen with Integrated Appliances
- Luxury Fully Tiled Bathrooms with Mirrored TVs & Sonos Sound System
- Fully Double Glazed & Gas Central Heating
- Fully Renovated Back Yard with Gated Access
- Secure Allocated Car Parking Space & On Street Permit Parking
- Comprehensive Security System (Alarm & CCTV)

Further Details

- Tenure: Leasehold
- No. of Floors: 5
- Floor Space: 258 square metres / 2,774 square feet
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Ground Rent: £300 per annum
- Security: Burglar Alarm, CCTV, Intercom (Audio Only)
- Parking: Visitors, On Street, Off Street, Gated, Allocated
- No. of Parking Spaces: 1
- Outside Space: Patio/Decking, Back Yard
- Heating/Energy: Under Floor Heating, Gas Central Heating, Double Glazing
- Appliances/White Goods: Gas Cooker, Fridge/Freezer, Washer Dryer, Dishwasher

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 21/06/2014 (approx)
- Original Lease Term: 250 year(s)
- Lease Expiry Date: 20/06/2264 (approx)
- Lease Term Remaining: 238 year(s) (approx)
- Service Charge: None
- Ground Rent: £300 per annum

Description

A stunning 5 bedroom Georgian mid terrace house with its accommodation beautifully arranged over five floors. The property benefited from a loving back to brick refurbishment in 2015 and is offered for sale with no chain!

Situated on Falkner Street, in the highly sought after Georgian quarter, recently voted in the Sunday Times as one of the most desirable locations to live in the North West. Falkner Street is arguably the jewel in the crown of the Georgian quarter with it's cobbled street and cafe culture set amongst the gastro and real ale pubs. The property is a short stroll to the city's shops, bars, restaurants and cultural attractions.

This home has been lovingly refurbished to offer modern comforts set within a stunning period building. Benefits include;

- Master suite to the first floor featuring the master bedroom, fully fitted dressing room and en-suite bathroom
- Multi room media system plus Sonos speakers throughout the property
- The loft room is currently being utilised as a home cinema but is equally suitable as a bedroom
- Under floor heating throughout the lower floor along with all bathrooms
- Integrated storage situated throughout the property
- Double glazed, sliding sash, timber window frames
- Advance security system including Police monitored alarm and CCTV
- Unique wine cellar fitted to an extremely high standard
- Stunning character features throughout including coving, ceiling roses and deep skirting boards
- Unique glazed single storey extension to the rear
- Under cover, allocated parking space set behind electric gates plus on street permit parking (no limit on the number of permits). There is also a visitors parking permit for guests

This opportunity will not be on the market for long so contact us today to arrange your viewing!

Additional Images



Loft



Wine Cellar



Kitchen



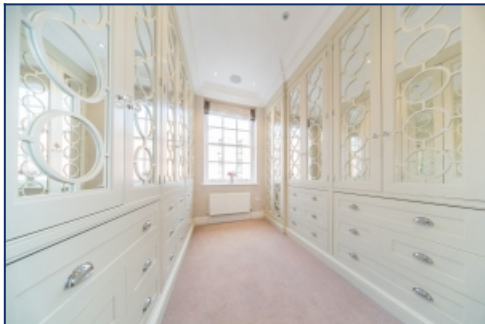
Garden Room



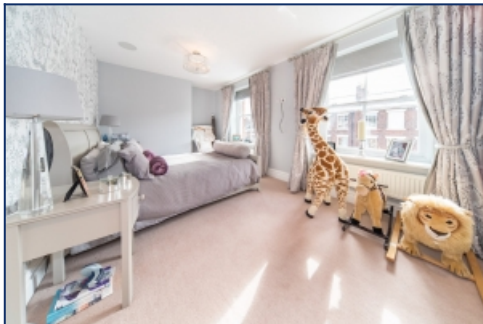
Downstairs W/C



Reception Room



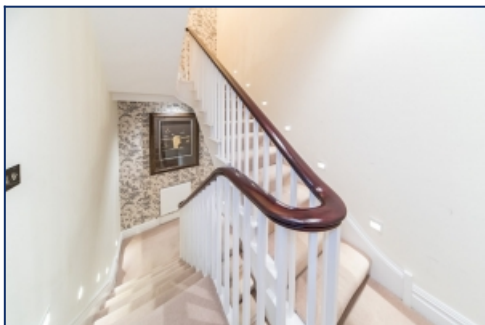
Walk In Wardrobe



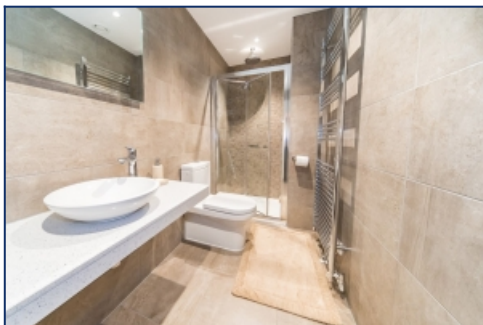
Bedroom



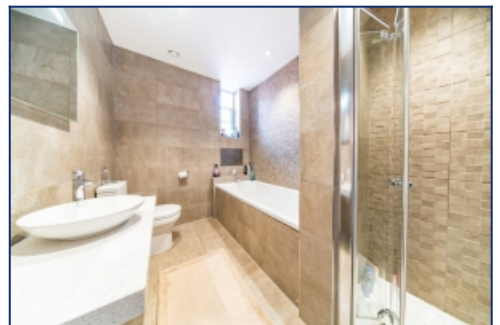
Bedroom 3



Landing



Bathroom



Bathroom



Bathroom



Front Elevation



Rear Elevation



Rear Yard

Floor Plans



Lower floor
Area: 73.75 m²

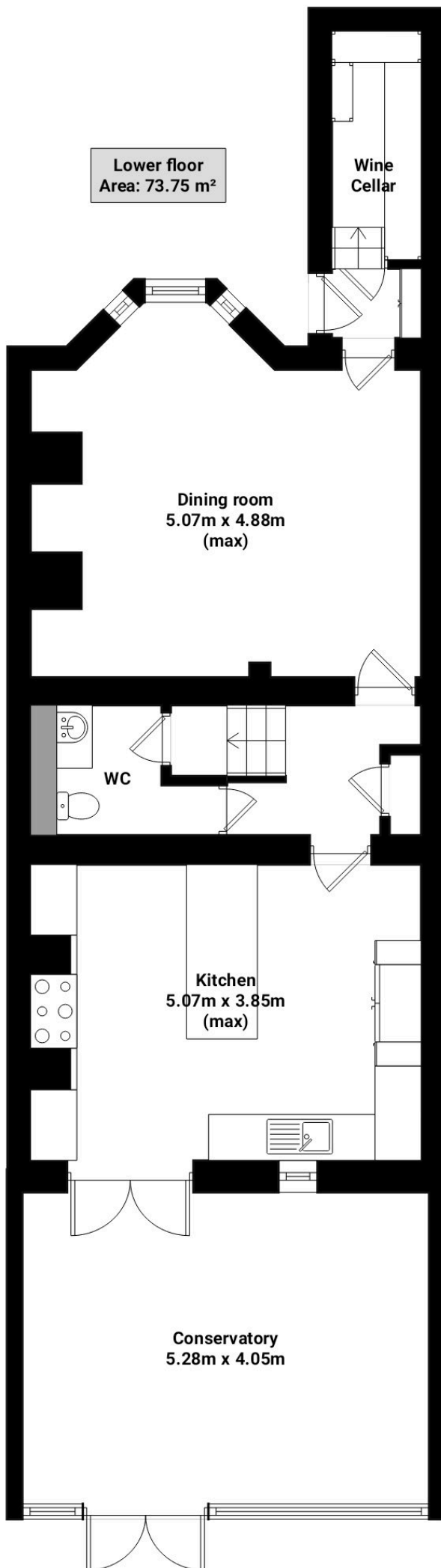
Wine
Cellar

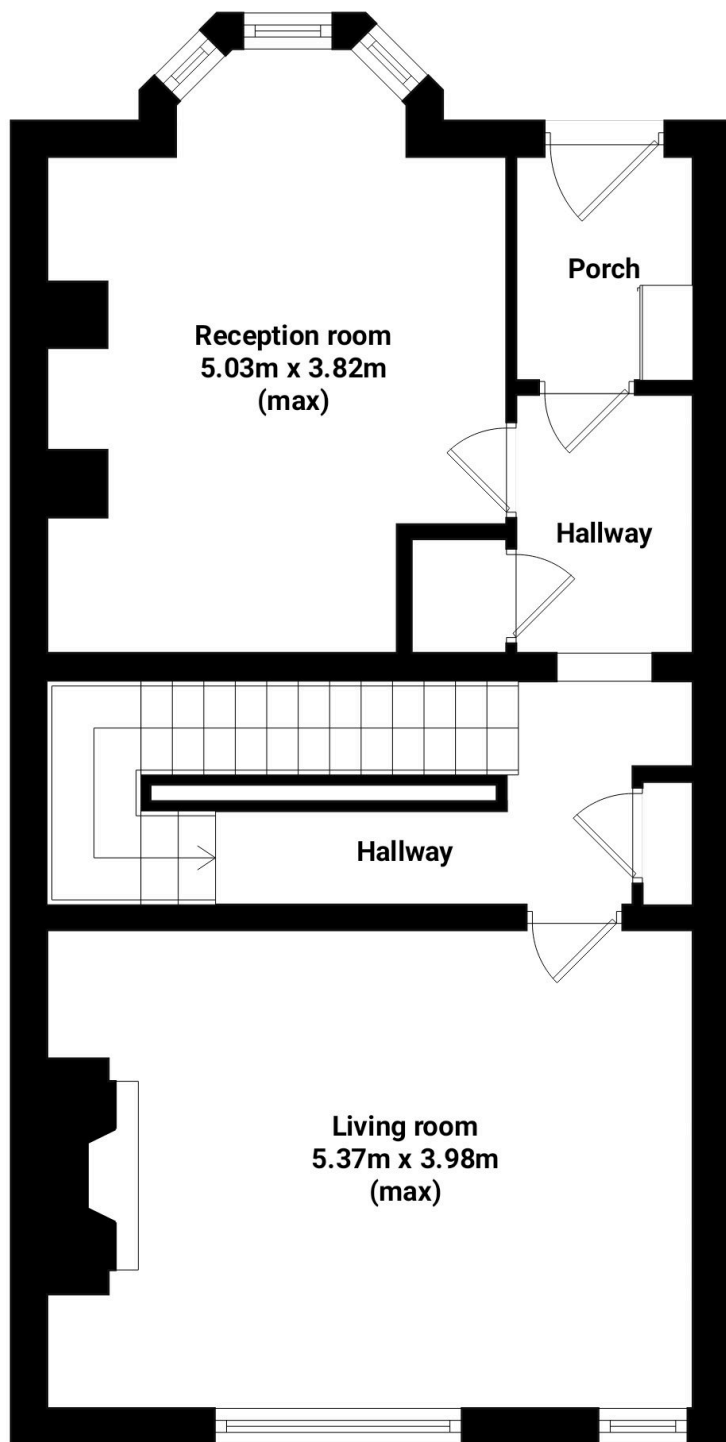
Dining room
5.07m x 4.88m
(max)

WC

Kitchen
5.07m x 3.85m
(max)

Conservatory
5.28m x 4.05m





Ground floor
Area: 52.62 m²

Bedroom
5.37m x 4.14m
(max)

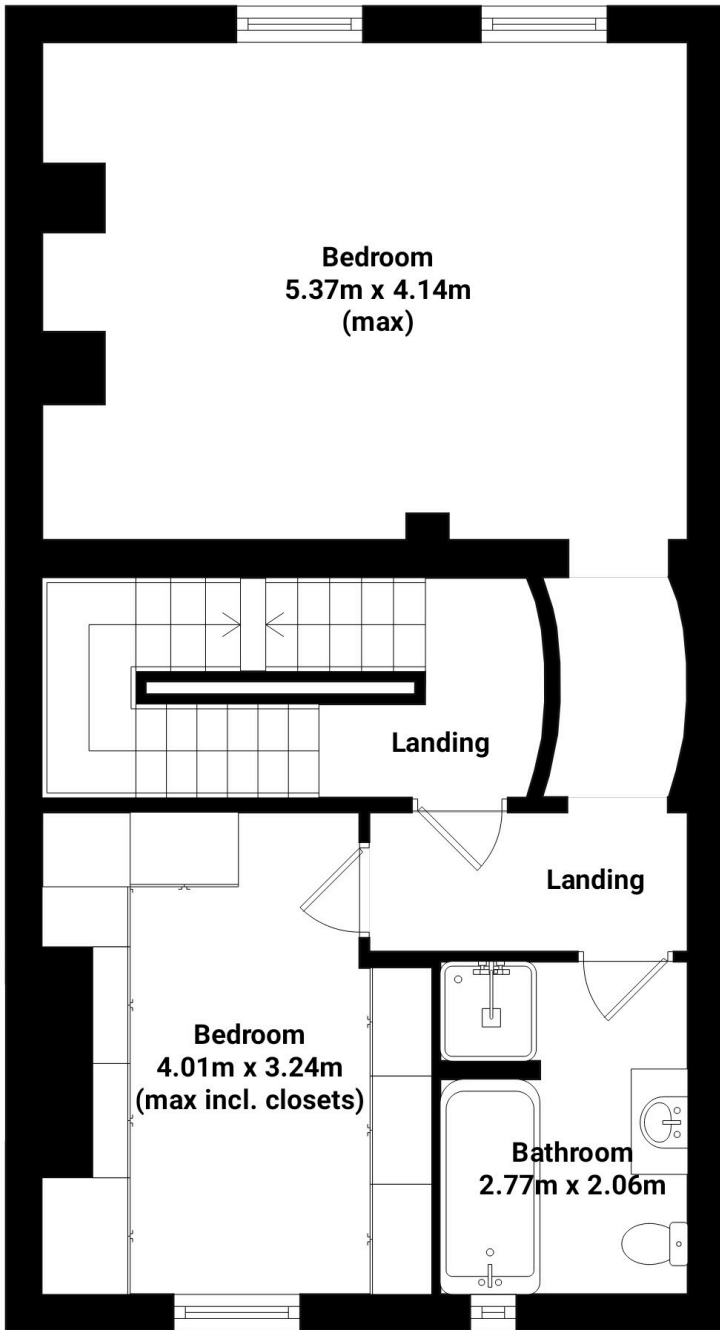
Landing

Landing

Bedroom
4.01m x 3.24m
(max incl. closets)

Bathroom
2.77m x 2.06m

First Floor
Area: 51.12 m²



Bedroom
5.37m x 4.27m
(max)

En suite

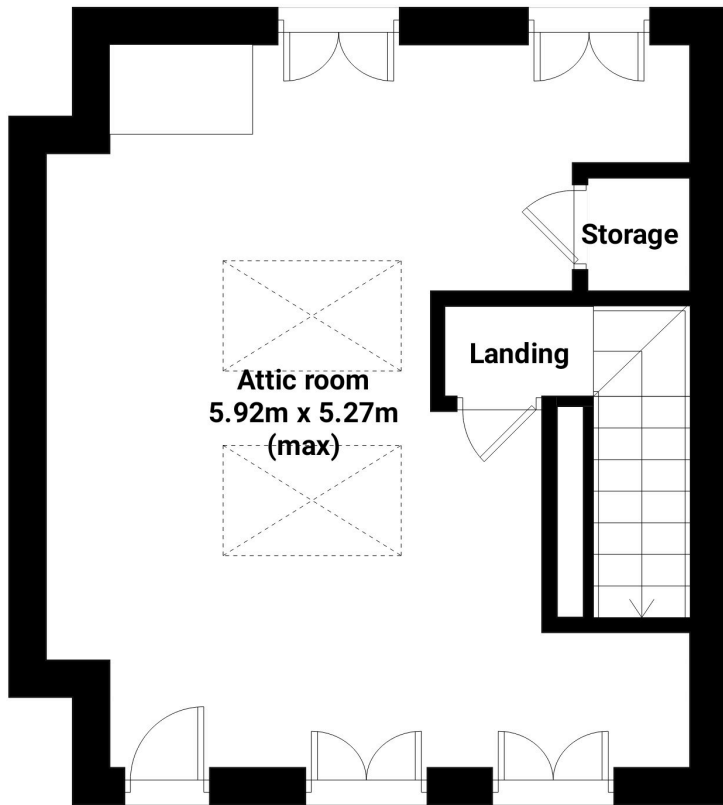
Landing

Bedroom
4.08m x 3.15m
(max)

Bathroom
2.8m x 2.05m

Second floor
Area: 50.97 m²

To Eaves Storage



To Eaves Storage

Attic
Area: 29.24 m²

Tel: 0151 727 2469
Fax: 0151 727 4943

Atlas Estate Agents, 2 Allerton Road,
Mossley Hill, Liverpool, L18 1LN

Email: sales@atlasestateagents.co.uk
Website: www.atlasestateagents.co.uk

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers/tenants and do not constitute an offer or part of a contract. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Prospective purchasers/tenants ought to seek their own professional advice.

All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers/tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.