

BerkeleyShaw
REAL ESTATE

47 Orrell Lane, Liverpool, L9 8BX

Asking Price £450,000

Located in the heart of a popular and thriving neighbourhood, this substantial FREEHOLD DETACHED character property dates back to the 1870s and offers a wealth of PERIOD features combined with MODERN living throughout.

Set across three impressive floors, the home provides 7 bedrooms and three modern bathrooms, all finished in a neutral and stylish palette. The property is brimming with ORIGINAL FEATURES, including soaring ceilings, intricate cornice work, high skirting boards, and elegant original panelling, giving it a true sense of grandeur and timeless charm.

At the heart of the home is a beautifully appointed OPEN-PLAN kitchen, complete with up-to-date integrated appliances and finished to an exceptionally high standard – ideal for family living and entertaining.

Occupying a LARGE PLOT, the property benefits from ample off-street PARKING for several vehicles and a spacious flat lawned GARDEN, offering plenty of space for outdoor enjoyment, play or potential landscaping.

This is a flexible and versatile property, equally suited to those seeking a large family home or investors looking to explore development opportunities, with potential to divide into flats (subject to planning permission).

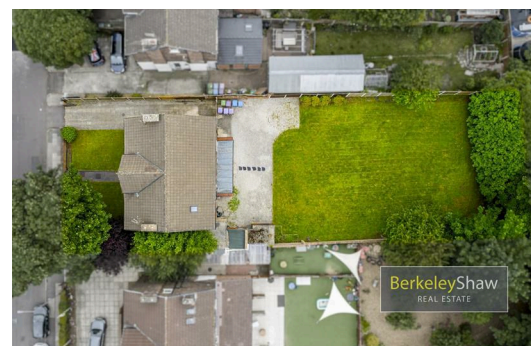
Conveniently situated within walking distance of independent shops, local cafes and amenities, as well as the nearby train station, this is a location that offers both charm and connectivity.



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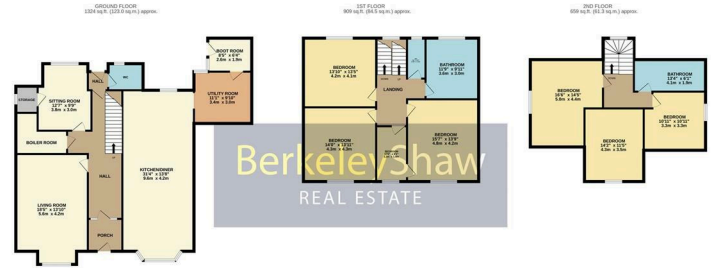


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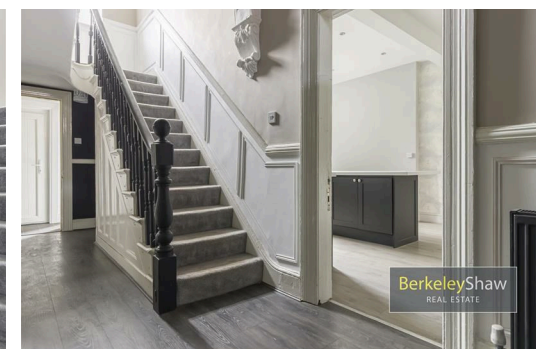
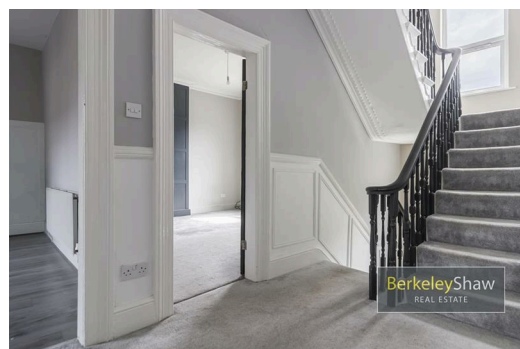
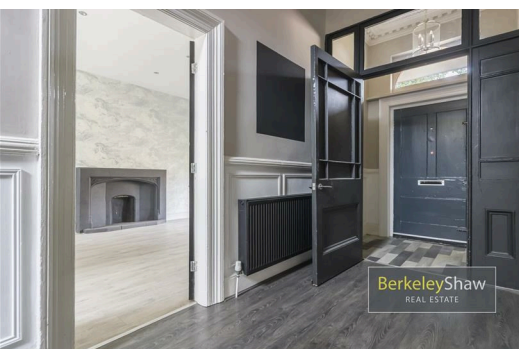
- Porch
- Hall
- Kitchen/Diner
- Utility
- Boot Room
- Living Room
- Boiler Room
- Sitting Room
- Downstairs WC
- Bedroom 1 - 1st Floor
DOUBLE
- Bedroom 2 - 1st Floor
DOUBLE
- Bedroom 3 - 1st Floor
DOUBLE
- Bedroom 4 - 1st Floor
SINGLE - With an adjoining door to bedroom 3, a possible nursery or dressing room
- Bathroom
- WC
- Bedroom 5 - 2nd Floor
DOUBLE
- Bedroom 6 - 2nd Floor
DOUBLE
- Bedroom 7 - 2nd Floor
DOUBLE
- Bathroom - 2nd Floor

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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



268.8 SQ M (2884.78 FT²)
 TOTAL FLOOR AREA: 2993 sq ft, (268.8 sq m.) approx.
 While every attempt has been made to ensure the accuracy of the figures mentioned here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used for general information only. Prospective purchasers should verify the accuracy of the figures mentioned here before making any offer or entering into any contract. The accuracy of the figures mentioned here is not guaranteed and no liability can be given. Made with Metreage C2021.



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