



## 13 Marine Crescent, Liverpool, L22 8QP

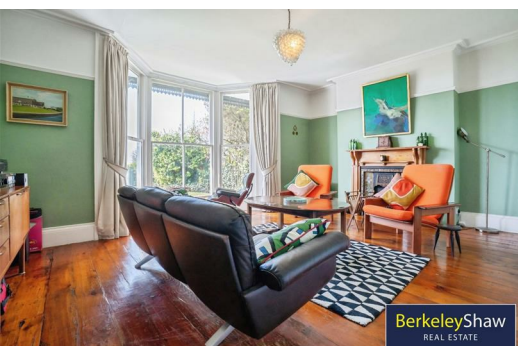
Asking Price £625,000

Situated on one of Liverpool's most PRESTIGIOUS residential streets, within the heart of the Crosby Coastal Park conservation area, this IMPRESSIVE GRADE II LISTED GEORGIAN TOWNHOUSE presents a rare opportunity, coming to market for only the second time in over twenty years. Offering elegant proportions, character and an enviable coastal setting, this home is ideal for buyers seeking both period charm and convenience.

The property provides generous and well-balanced accommodation, featuring five double bedrooms (one with en-suite), two substantial reception rooms and breathtaking sunset views across the river towards the Welsh hills.

The current owner has thoughtfully restored and enhanced the home, retaining a wealth of original features while introducing stylish modern touches. Highlights include a beautifully appointed new Howdens fitted kitchen, William Morris wallpaper, V&A puddle-glaze tiles and Farrow & Ball finishes throughout, creating a seamless blend of classic and contemporary design.

Perfectly positioned, Liverpool City Centre is just 15 minutes away by train, with Waterloo train station only a 3-minute walk from the property, offering excellent transport links. In addition, there are highly regarded local primary and secondary schools nearby, while an array of local shops and restaurants, along with the beach and surrounding coastal park, are all within walking distance, further enhancing the lifestyle this exceptional home has to offer.



## Front Lounge

18'4" x 14'8" (5.60 x 4.49)

## Hall

## Family Room/Bedroom 1 (Ground Floor)

19'3" x 16'11" (5.88 x 5.18)

## Dining Room

13'10" x 12'0" (4.20m x 3.66m)

## Kitchen

14'11" x 12'0" (4.57 x 3.66)

## Front Garden

## Bedroom 2

14'8" x 11'3" (4.49m x 3.45m)

## Bedroom 3

14'8" x 11'2" (4.49 x 3.41)

## Bedroom 4

16'11" x 10'9" (5.18 x 3.30)

## Bedroom 5

16'11" x 8'5" (5.18 x 2.58)

## Ensuite Shower Room (Bed 5)

5'11" x 4'6" (1.82 x 1.38)

## Bathroom

13'9" x 6'9" (4.20 x 2.08)

## W/C

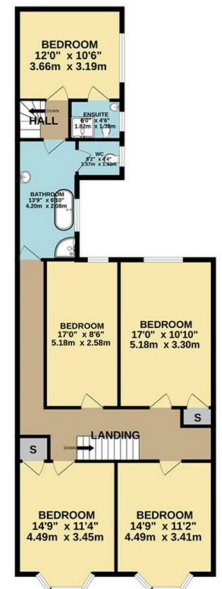
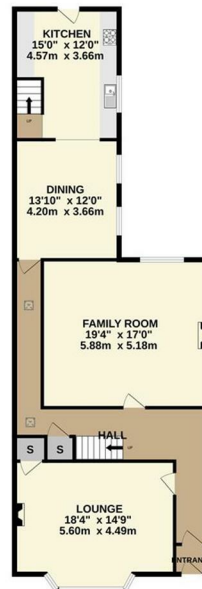
5'1" x 4'3" (1.57 x 1.32)

## Landing

## Courtyard Garden

GROUND FLOOR  
1166 sq.ft. (108.5 sq.m.) approx.

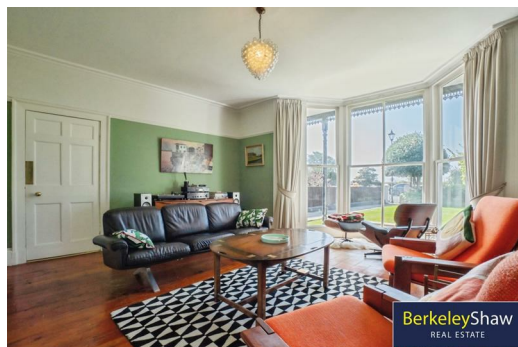
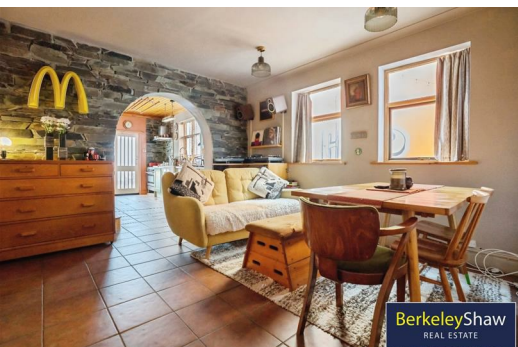
1ST FLOOR  
1127 sq.ft. (104.7 sq.m.) approx.



TOTAL FLOOR AREA: 2295 sq.ft. (213.2 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, wall, ceiling, beams and any other parts are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The actual contents and appearance thereof have not been visited and no guarantee as to their availability or efficiency can be given.  
Made with Metreplan (2002).

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	74	80
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
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