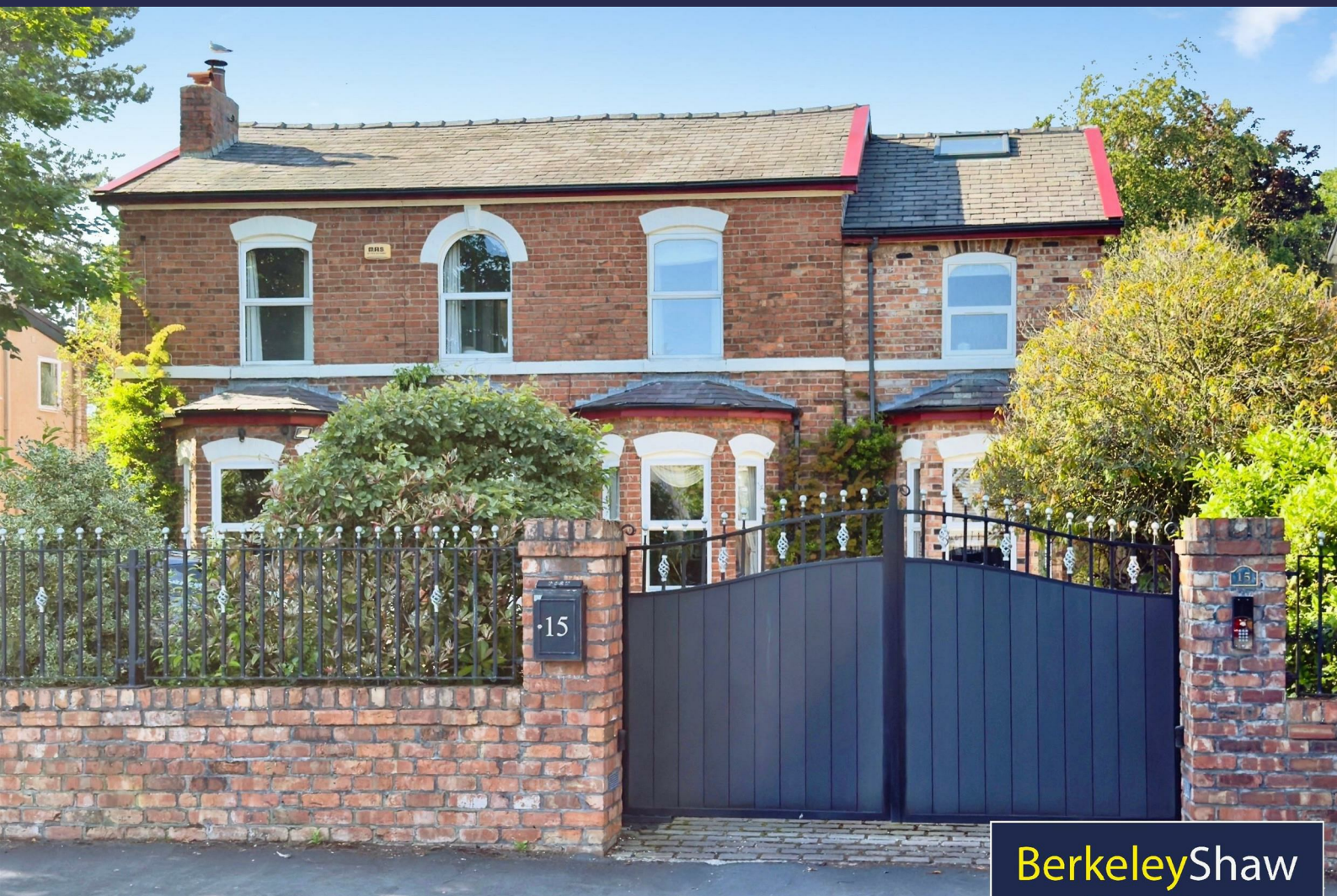




15 Piercefield Road, Liverpool, L37 7DG

Asking Price £1,000,000

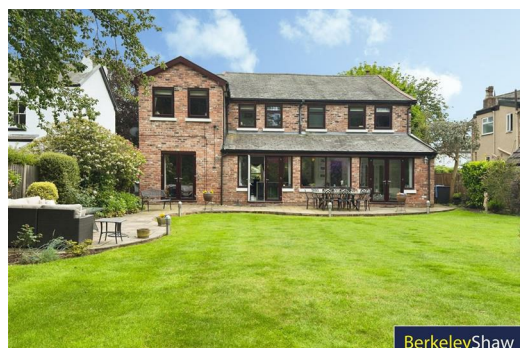
An exceptional DETACHED EDWARDIAN residence dating from circa 1910, occupying a prestigious position within one of FRESHFIELD'S most sought-after locations. Beautifully improved by the current owners, this elegant family home seamlessly combines period CHARACTER with contemporary living, all set within stunning LANDSCAPED GROUNDS.

Accessed via secure electronic GATES, the property enjoys a walled frontage and extensive PRIVATE DRIVEWAY providing PARKING for up to six vehicles. Internally, a wealth of original features have been retained, including feature FIREPLACES, ornate plasterwork, decorative ceiling roses and the generous proportions synonymous with homes of this era.

The ground floor offers superb versatility with five reception rooms, offering flexibility for family living and entertaining. At the heart of the home is a stunning remodelled open-plan kitchen, dining and living space, designed for modern lifestyles and opening into a beautiful orangery overlooking the gardens. A utility room and separate WC complete the ground floor.

The first floor provide five generous DOUBLE bedrooms. The impressive PRINCIPAL SUITE features a dressing room and spacious en-suite bathroom, while two further double bedrooms benefit from en-suite facilities, the fourth & fifth double bedrooms are served by the family bathroom.

Externally, the professionally landscaped gardens, designed by JACKIE KNIGHT, are a particular highlight. Beautifully established and meticulously maintained, they include sweeping lawns, a rose garden, ornamental



Hall

Lounge

14'8" x 12'4" (4.49 x 3.78)

Dining Room

14'8" x 12'5" (4.49 x 3.80)

Kitchen

17'0" x 12'5" (5.20 x 3.80)

Study

13'11" x 10'5" (4.26 x 3.18)

Family Room

20'6" x 10'5" (6.25 x 3.18)

Utility

Downstairs WC

Landing

Bedroom 1

21'10" x 10'5" (6.66 x 3.18)

Ensuite (Bed 1)

Dressing Room

Bedroom 2

12'4" x 11'11" (3.78 x 3.64)

Ensuite (Bed 2)

Bedroom 3

12'9" x 12'5" (3.90 x 3.80)

Ensuite (Bed 3)

Bedroom 4

12'9" x 12'4" (3.90 x 3.78)

Bedroom 5

12'5" x 8'9" (3.80 x 2.69)

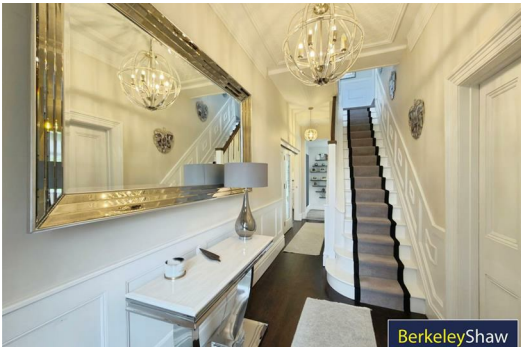
Family Bathroom

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



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The layout, systems and appliances shown here are not intended to be used as such by any prospective purchaser. The layout, systems and appliances shown here are not intended to be used as such by any prospective purchaser. The layout, systems and appliances shown here are not intended to be used as such by any prospective purchaser. Made with Morphic 10025



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