



4 Park View, Liverpool, L22 2AP

Asking Price £280,000

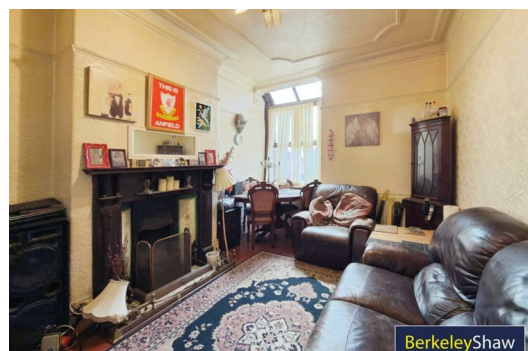
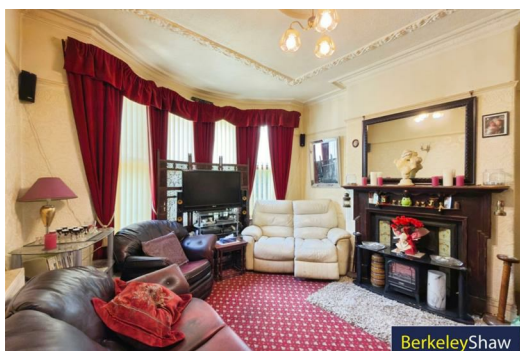
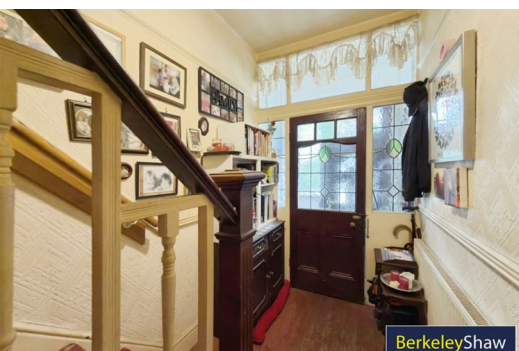
Brimming with Character & Original Features – Prime Victoria Park Location

Occupying a highly sought-after position directly opposite Victoria Park, this substantial four-bedroom mid-terrace property presents a rare opportunity to create a wonderful family home in one of the area's most desirable locations.

Retaining an abundance of original period features and character throughout, the property offers generous and versatile accommodation but now requires updating and renovation, providing the perfect blank canvas for buyers looking to restore and modernise to their own taste and specification.

The ground floor comprises two spacious reception rooms, ideal for family living and entertaining, together with a ground floor bathroom and kitchen. To the upper floors are four well-proportioned bedrooms and a second family bathroom offering excellent space for growing families.

Perfectly positioned within easy walking distance of a wide range of local shops, cafés and restaurants, the property also benefits from being close to excellent schools, making it an ideal choice for families seeking both convenience and lifestyle.



Hall

Lounge

Dining Room

Kitchen

Bathroom - Ground Floor

Bedroom 1

DOUBLE

Bedroom 2

DOUBLE

Bedroom 3

DOUBLE

Bedroom 4

SINGLE

Bathroom



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as a guide to any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Bluebeam®

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		
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