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44 Percy Street, Liverpool, Merseyside L8 7LU

Offers Over £575,000

Nestled in the heart of Liverpool's prestigious Georgian Quarter, this exceptional four-bedroom townhouse effortlessly blends timeless period elegance with luxurious contemporary living. Beautifully refurbished throughout to a superb standard, this stunning home is completely turnkey, allowing its next owners to move straight in and enjoy everything this sought-after location has to offer.

The Georgian Quarter is one of Liverpool's most desirable addresses, celebrated for its architecture, leafy streets and vibrant café culture. Just moments from Hope Street, you'll find a selection of independent cafés, award-winning restaurants, stylish bars and renowned cultural attractions. Liverpool city centre, universities and transport links are all within easy walking distance, offering an outstanding balance of city convenience and neighbourhood charm.

Set out across four floors, the ground floor features an elegant front living room with a large sash window and feature wood-burning stove, a second cosy reception room and a convenient WC.

The lower ground floor forms the heart of the home, boasting a stylish fitted kitchen with dining space, ideal for entertaining, alongside a versatile reception room currently used as a home office with direct access to the rear garden.

The first floor offers two double bedrooms, one benefiting from a contemporary en-suite shower room, together with a beautiful family bathroom. The top floor comprises two further double bedrooms, both enjoying







External

Entrance hall

Living room

Lounge

WC

Lower hallway

Kitchen diner

Family room

Landing

Bedroom 1

En-suite

Bedroom 2

Upper landing

Bedroom 3

En-suite

Bedroom 4

En-suite

Rear garden



TOTAL FLOOR AREA : 2039 sq.ft. (189.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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 by 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.

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