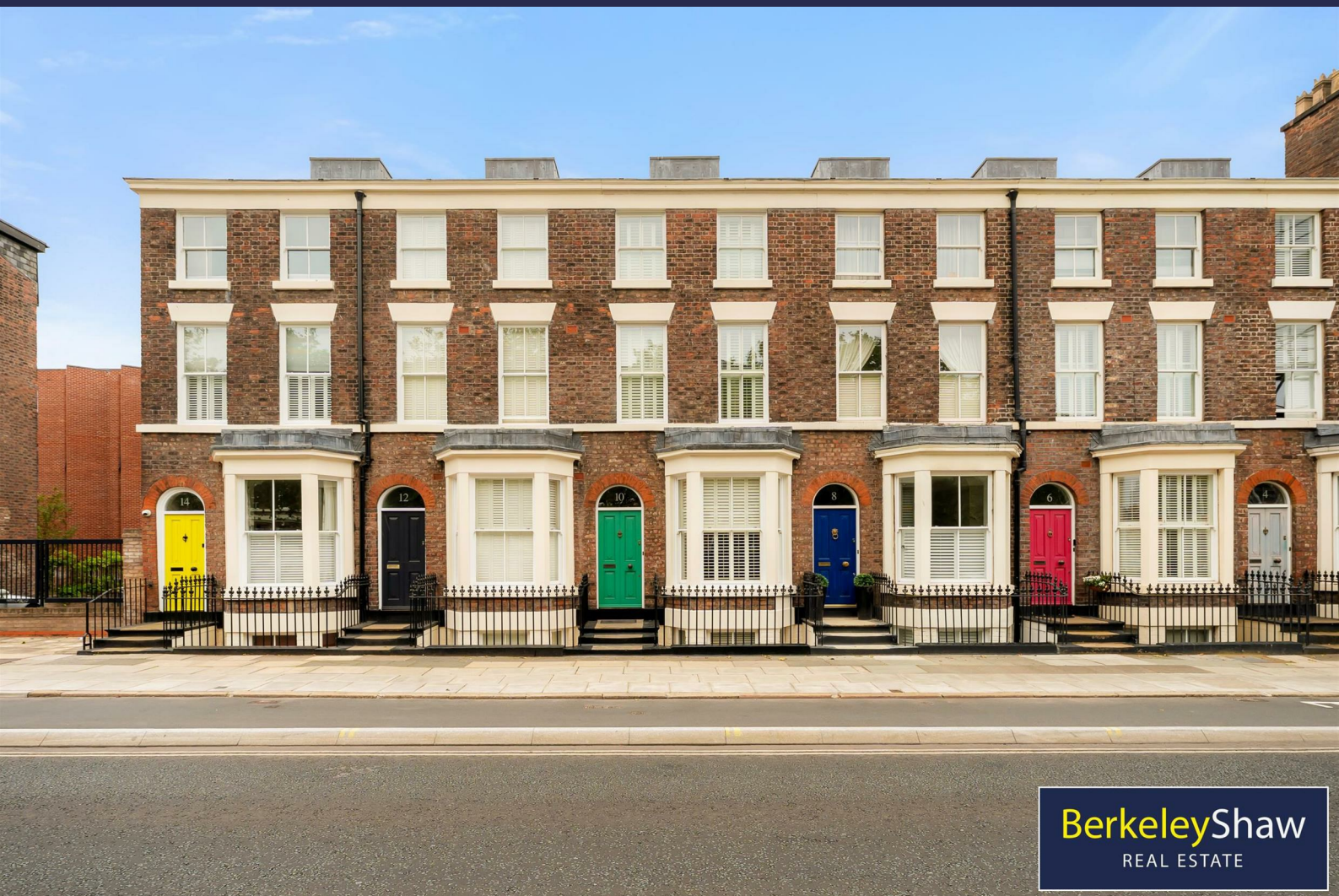




10 Catharine Street, Liverpool, L8 7NL

£700,000

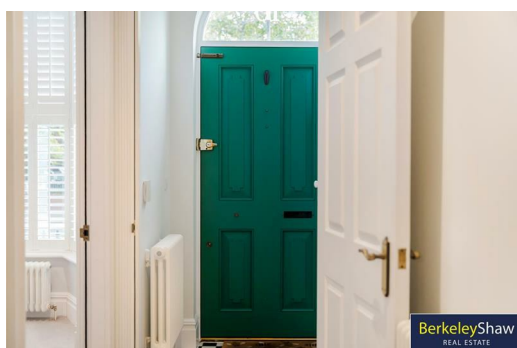
Four Bedroom Town House | Georgian Quarter | No Onward Chain

Situated on Catharine Street in the heart of Liverpool's Georgian Quarter, this substantial four-bedroom town house offers generous accommodation arranged across five floors. Retaining many of the period features associated with the area, the property combines traditional character and generous proportions with the convenience of city living.

The Georgian Quarter is one of Liverpool's most established and sought-after residential areas, renowned for its beautiful period architecture and excellent choice of independent cafés, bars, restaurants and cultural venues. The iconic Liverpool Philharmonic Hall is within easy walking distance, while Liverpool city centre, the universities, Liverpool Cathedral and the wider Knowledge Quarter are all readily accessible on foot.

Internally, the property retains a wealth of period character, including high ceilings, decorative cornicing and generously proportioned rooms. The ground floor opens into an impressive entrance hall, leading to two attractive reception rooms. The front reception room provides a comfortable principal living space, while the rear reception room features a characterful log-burning stove.

The lower ground floor provides further versatile living accommodation, a useful WC and a beautifully fitted kitchen, complete with a range of integrated appliances and direct access to the rear garden.



Vestibule

An inviting vestibule with an ornate tiled floor and traditional column radiator, providing a fitting introduction to the period character of the property.

Entrance hall

Ornate tiled floor, traditional column radiator and useful cloaks cupboard.

Sitting room

Impressive bay-fronted sitting room with wooden-framed double-glazed sash windows, fitted shutter blinds and a traditional column radiator. A versatile space, ideal as a formal sitting room, home office or playroom.

Living room

Double-glazed sash window, traditional column radiator, feature log-burning stove with oak mantel and decorative coving.

Lower hallway

Kitchen

A modern and impressive fitted kitchen featuring ample storage, quartz worktops and a range of integrated appliances including washing machine and dishwasher. Further benefits include a gas hob, stainless steel sink, metro-effect tiled walls and tiled flooring with underfloor heating.

Dining room

Double-glazed window, tiled floor with underfloor heating and access through to a useful pantry area.

WC

Under-stairs WC comprising WC and basin, with tiled floor and underfloor heating.

First floor landing

Bedroom 1

Spacious master bedroom featuring two double-glazed sash windows with additional soundproofing, fitted shutter blinds and two radiators.

Principal bathroom

A generously proportioned four-piece principal bathroom finished to a high standard, featuring a tiled floor, part-tiled walls and twin vanity basins set upon a quartz countertop, complemented by an illuminated LED mirror. The suite is completed by a freestanding bath, walk-in shower with rainfall showerhead and recessed spotlights, creating a refined and contemporary finish.

Second floor landing

Bedroom 2

Spacious double bedroom featuring two double-glazed sash windows with additional soundproofing and two radiators.

Bedroom 3

Double-glazed sash window and radiator. Previously utilised as a nursery, this versatile room could equally lend itself to use as a home office, dressing room or additional bedroom.

Bathroom

Modern four-piece suite comprising WC, vanity basin with storage, bath and walk-in shower, complemented by a heated towel radiator, recessed spotlights, double-glazed sash window and tiled floor.

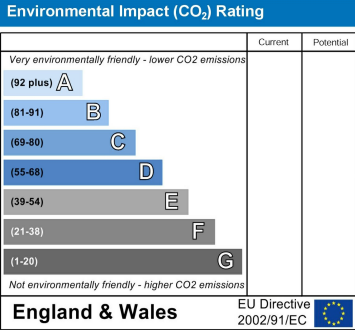
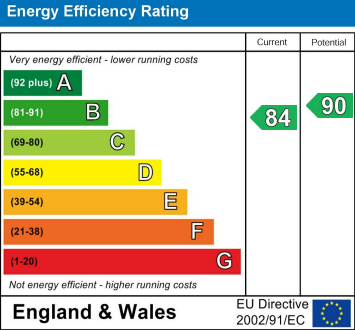
Upper landing

Velux window providing natural light, with a useful storage cupboard housing the hot water tanks.

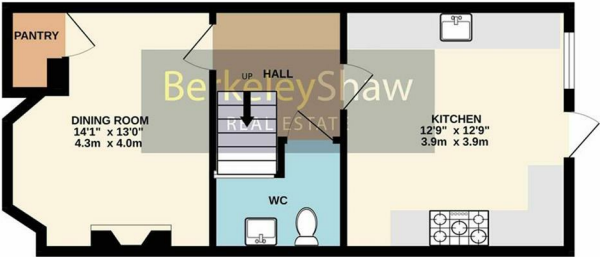
Bedroom 4

A spacious double bedroom with three double-glazed sash windows with additional soundproofing, traditional column radiator and recessed spotlights.

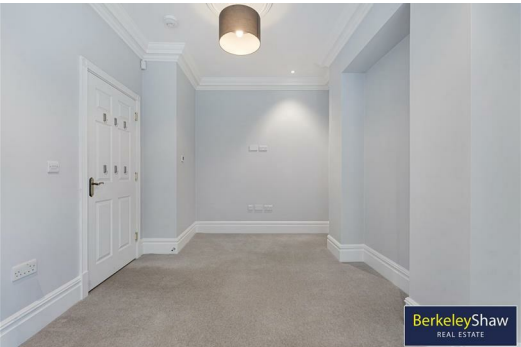
Externally



BASEMENT



GROUND FLOOR



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