BerkeleyShaw
REAL ESTATE

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69 Litherland Park, Liverpool
L21 9HR

Offers Over £525,000

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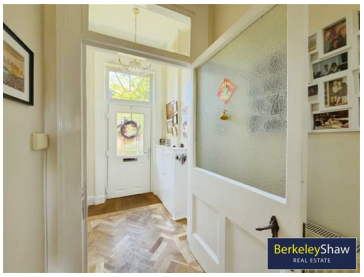
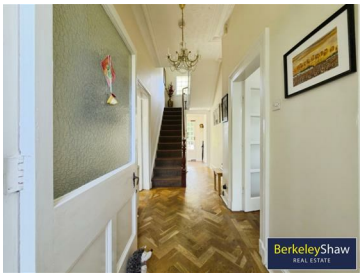
AN IMPRESSIVE DOUBLE-FRONTED VICTORIAN PERIOD HOME DATING FROM CIRCA 1856, offering more than 3,600 SQ FT of beautifully proportioned accommodation arranged across FOUR FLOORS. With FIVE DOUBLE BEDROOMS, two elegant reception rooms, a substantial cellar, mature gardens and an exceptionally long garage, this is a remarkable FOREVER FAMILY HOME filled with CHARACTER and grandeur.

From the moment you enter, the property makes an immediate impression. High ceilings, PARQUET FLOORING and generous room proportions reflect the quality and elegance of the original architecture. Two substantial front reception rooms provide wonderful spaces for family life and entertaining, with both having ornate MARBLE FIREPLACES and gas fires.

At the heart of the home is a modern kitchen featuring a central island and patio doors opening onto a SUNNY Camaru Hardwood & glass VERANDA This creates a natural connection between the house and garden and is ideal for outdoor dining and summer ENTERTAINING. The kitchen is complemented by a separate utility and laundry room, along with a convenient GROUND-FLOOR SHOWER ROOM and WC.

Hall

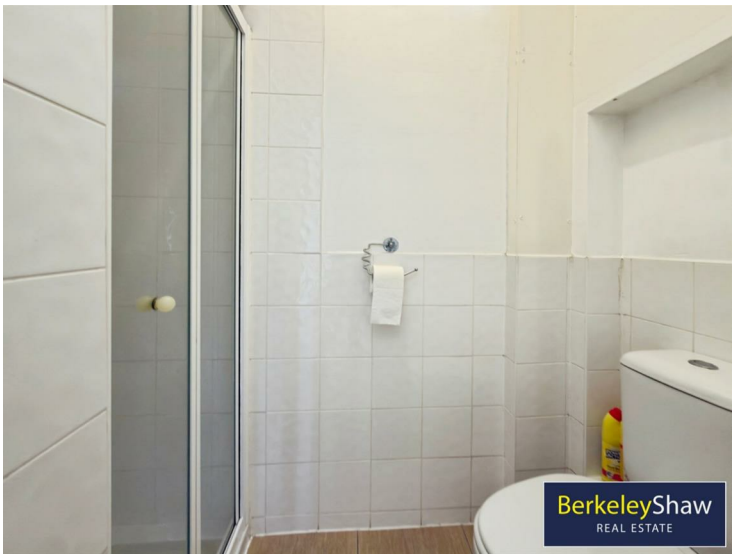
Lounge
19'4" x 13'1" (5.90 x 4.0)

Dining Room
13'1" x 12'9" (4.0 x 3.9)

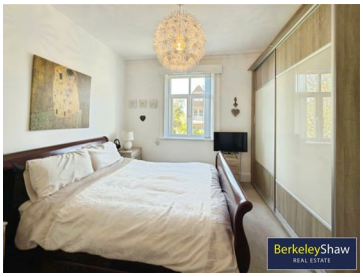
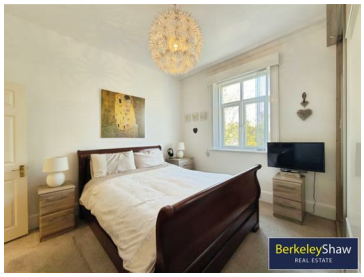
Kitchen/Breakfast Room
13'9" x 13'1" (4.20 x 4)

Utility Room
9'2" x 7'6" (2.80 x 2.30)

Downstairs Shower & WC



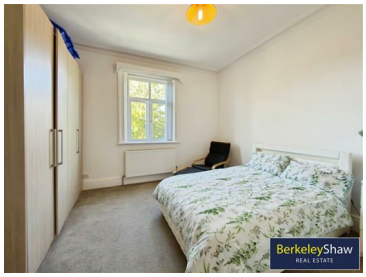
Bedroom 1 - Ensuite
13'1" x 12'9" (4.0 x 3.90)

Ensuite
8'2" x 6'6" (2.50 x 2.0)

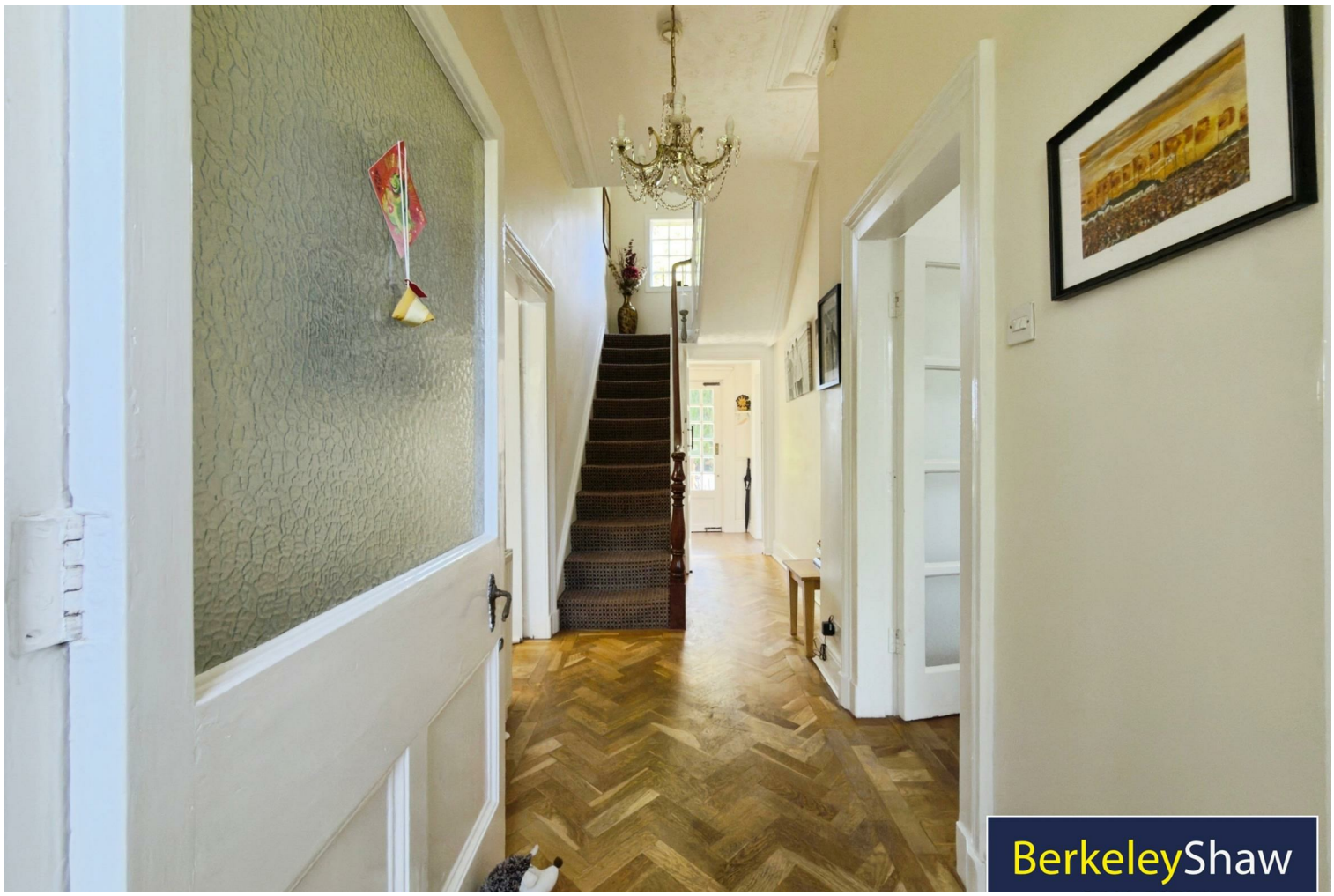
Bedroom 2
13'9" x 13'1" (4.20 x 4.0)

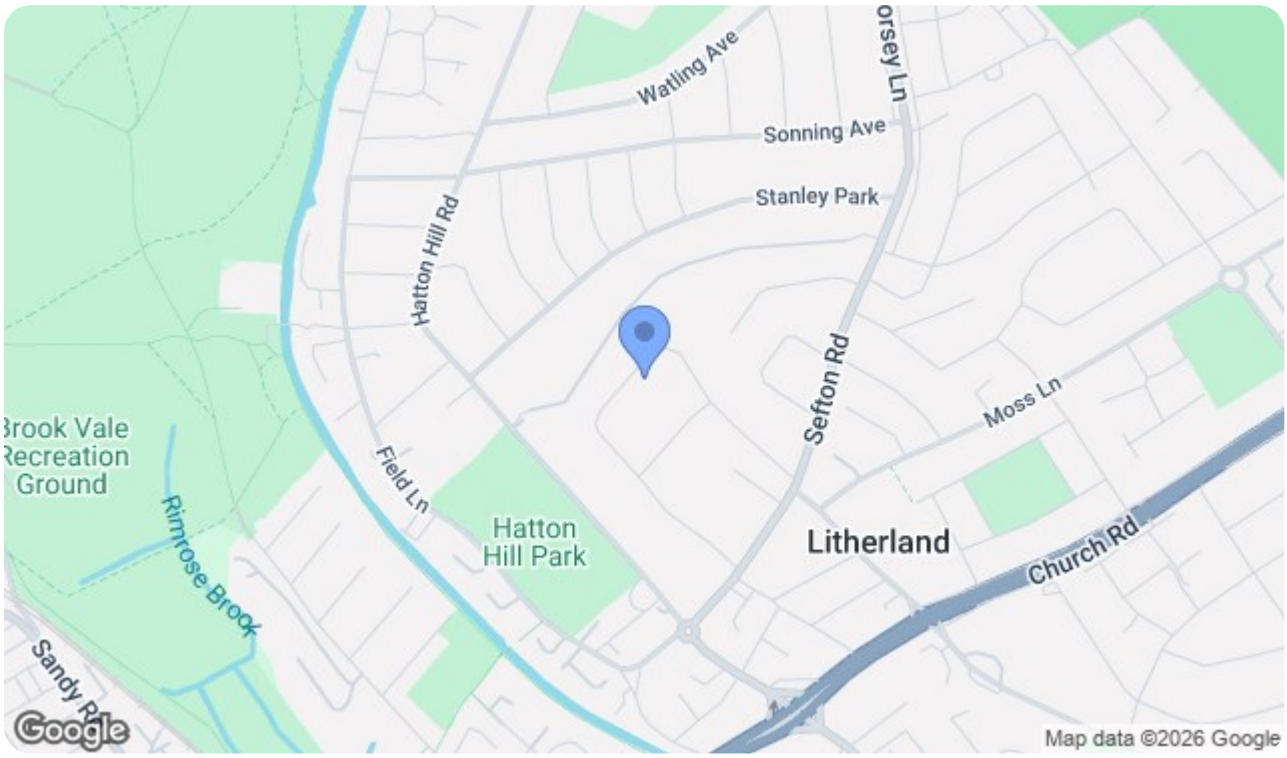
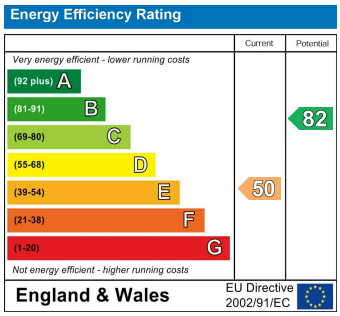
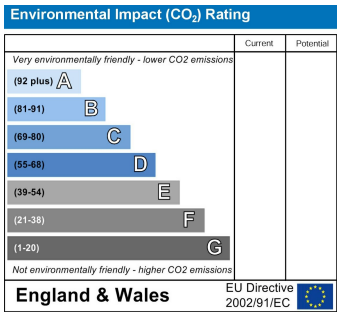
Bathroom
13'9" x 12'1" (4.20 x 3.70)



Bedroom 3
13'9" x 12'9" (4.20 x 3.90)

Bedroom 4 - 2nd Floor
18'4" x 13'1" (5.60 x 4.00)



TOTAL FLOOR AREA : 3607 sq.ft. (335.1 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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