

**69 Litherland Park, Liverpool  
L21 9HR**



**Offers Over £525,000**

# 69 Litherland Park, Liverpool, L21 9HR

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



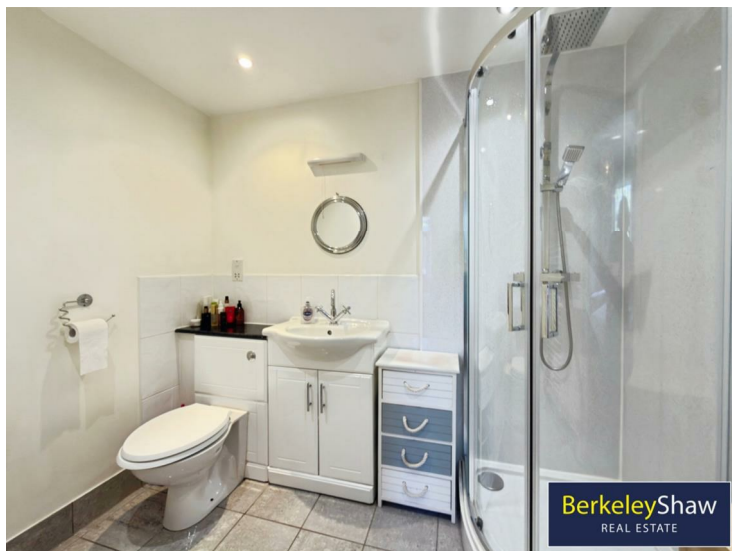
## Bedroom 1 - Ensuite

13'1" x 12'9" (4.0 x 3.90)



## Ensuite

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



**BerkeleyShaw**  
REAL ESTATE



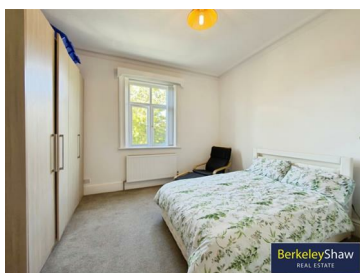
**BerkeleyShaw**  
REAL ESTATE

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

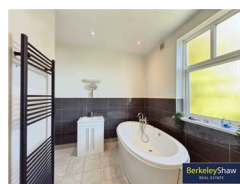
**Bathroom**  
13'9" x 12'1" (4.20 x 3.70)



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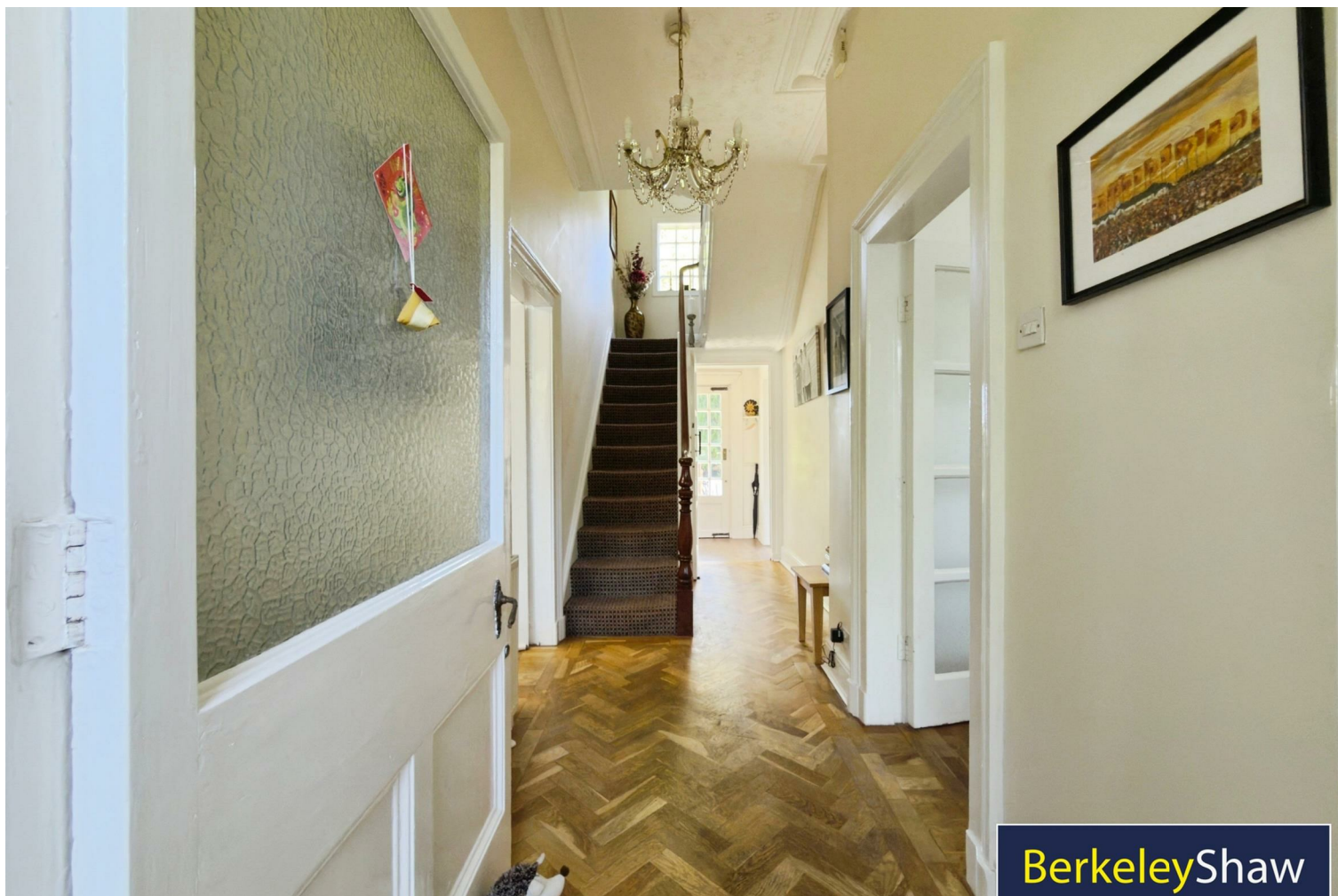
**BerkeleyShaw**  
REAL ESTATE



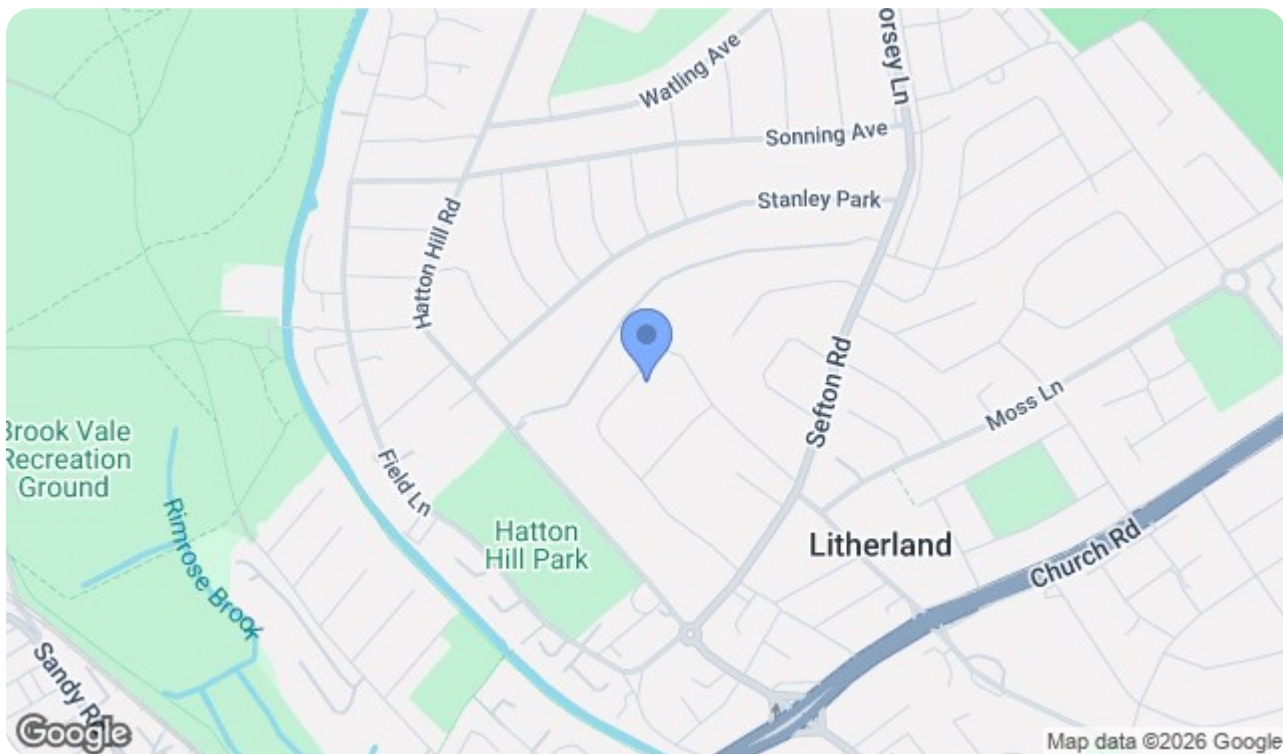
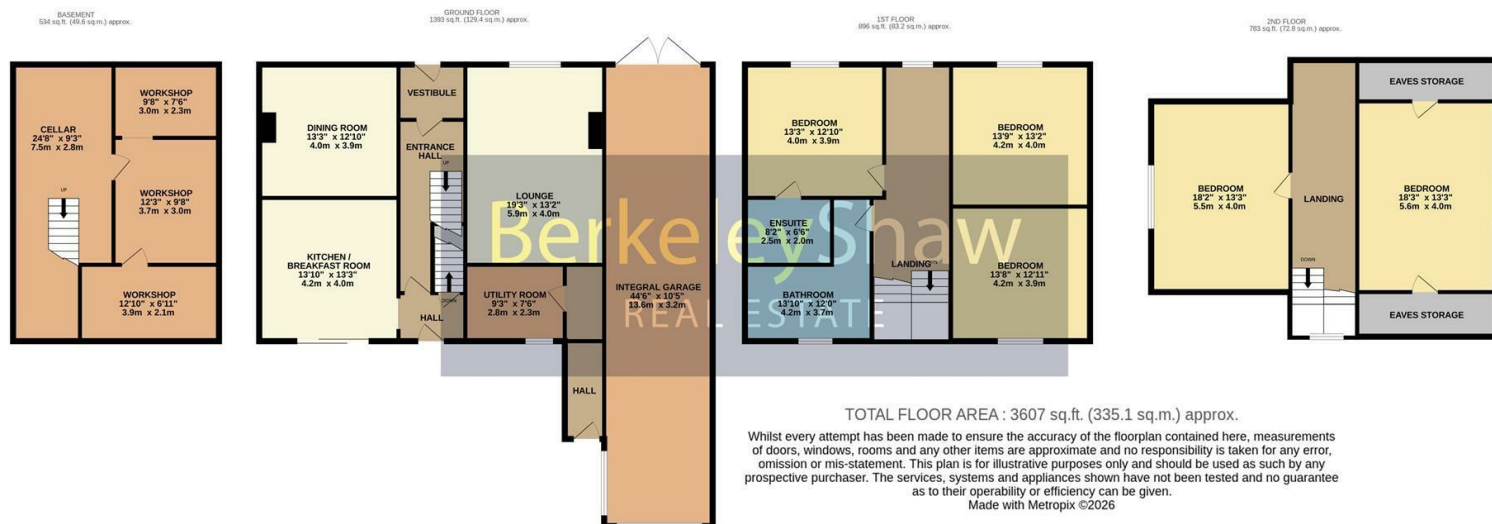
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**Bedroom 4 - 2nd Floor**  
18'4" x 13'1" (5.60 x 4.00)

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



**BerkeleyShaw**



| Energy Efficiency Rating                    |         |                                                                                                             |
|---------------------------------------------|---------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                   |
| Very energy efficient - lower running costs |         |                                                                                                             |
| (92 plus) A                                 |         | 82                                                                                                          |
| (81-91) B                                   |         |                                                                                                             |
| (69-80) C                                   |         |                                                                                                             |
| (55-68) D                                   |         |                                                                                                             |
| (39-54) E                                   | 50      |                                                                                                             |
| (21-38) F                                   |         |                                                                                                             |
| (1-20) G                                    |         |                                                                                                             |
| Not energy efficient - higher running costs |         |                                                                                                             |
| England & Wales                             |         | EU Directive 2002/91/EC  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                                                                                                               |
|-----------------------------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------|
|                                                                 | Current | Potential                                                                                                     |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |                                                                                                               |
| England & Wales                                                 |         | EU Directive 2002/91/EC  |