



## 4 bed terraced house to buy in

Hallville Road, Liverpool, Merseyside, L18  
OHP

**£260,000** Starting Bid

 x 4  x 2  x 3

Tenure

**Freehold**

On Street parking

## Property features

- ✓ Amazing Family Home
- ✓ Six Generous Sized Bedrooms
- ✓ Three Spacious Reception Rooms
- ✓ Two Bathrooms
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Description

Being Sold via Secure Sale online bidding Terms & Conditions apply. Starting Bid £260,000 through Pattinson Auction.

A statuesque family home situated within the highly sought-after Allerton area of South Liverpool, one of the city's premier residential districts. This highly sought after residential area is ideally positioned within walking distance of the vibrant and cosmopolitan Allerton Road, residents can enjoy an excellent selection of shops, cafés, restaurants, supermarkets and good schools together with convenient access to local train stations and Liverpool John Lennon Airport, as well as being perfectly located for enjoying the beautiful green open spaces of Calderstones Park and Sefton Park.

Please note there is central heating to the ground floor only.

Although requiring some renovation, this very substantial home offers enormous potential and though currently arranged as two separate apartments it easily lends itself to reconfiguration as a superb single family residence. Further benefiting from its own rear courtyard garden this is a very rare opportunity to acquire a distinctive home in a prestigious location. Offered with no onward chain.

Freehold

Council Tax band = C

EPC GRADE = TBC

Early viewing is highly recommended - call now to avoid disappointment.

All measurements are approximate and cannot be relied upon for any future purpose and no liability is taken for any errors

VESTIBULE 7' 10" x 3' 1" (2.39m x 0.96m) A great sized vestibule showing the original features going throughout this outstanding home and having built in storage and beautiful mosaic flooring, door to stairs to the first and second floors and door to the downstairs hallway.

Entered through the front door with pretty original feature round window leading into the hallway via an inner glass door with beautiful original Victorian type tiled floor.

HALLWAY 8' 9" x 4' 2" (2.68m x 1.29m) Showing stunning architectural features with its architrave, mouldings and tall ceilings, and having power point double panel radiator and access to all downstairs rooms.

HALLWAY 4' 1" x 4' 1" (1.26m x 1.26m) Bright staircase leading to the first floor.

RECEPTION ROOM ONE 14' 10" x 14' 10" (4.53m x 4.53m) Impressive spacious and airy formal sitting room having feature fire on slab hearth, power points, double panel radiator, gas meter and complimented by an amazing sized UPVC double glazed walk in bay window to front aspect.

RECEPTION ROOM TWO 14' 9" x 12' 1" (4.52m x 3.69m) A further generously sized, light-filled room featuring power points, a storage cupboard housing the Baxi boiler, double panel radiator, and a UPVC double glazed door with windows above and to either side providing delightful views and direct access to the sunny rear garden while allowing an abundance of natural light to flood the room.

MORNING ROOM 11' 0" x 9' 6" (3.36m x 2.92m) Accessed from the hallway and having feature gas fire inset to wall, power point, built in storage, access to the kitchen and a UPVC double glazed window with views over the rear garden.

KITCHEN 7' 1" x 6' 8" (2.17m x 2.05m) This kitchen features a stainless steel sink inset to worktop sink, power points, double panel radiator, tiled flooring, access door to the garden as well as to the downstairs bathroom and UPVC double glazed window.

BATHROOM 7' 0" x 5' 4" (2.15m x 1.63m) This bright bathroom includes a low flush WC, walk in shower with shower over, pedestal sink, fan heater, double panel radiator, window with frosted glass and a UPVC double glazed frosted glass window.

LANDING 8' 2" x 6' 9" (2.51m x 2.07m) This impressive landing provides access to all first floor rooms and once again beautiful original features, built-in storage, along with a staircase to the second floor.

MASTER BEDROOM 15' 3" x 12' 0" (4.65m x 3.67m) This spacious and bright room benefits from power point and beautiful UPVC double glazed walk in bay window throwing in streams of natural light.

BEDROOM TWO 14' 11" x 11' 5" (4.57m x 3.50m) A further very spacious bedroom having power point and a UPVC double glazed door with windows either side offering views and access to the staircase leading down to the sunny rear garden.

BEDROOM THREE 9' 10" x 7' 11" (3.00m x 2.43m) Another bedroom having power points and a UPVC double glazed window with front aspect.

BEDROOM FOUR/KITCHEN 8' 4" x 6' 6" (2.55m x 1.99m) Currently used as a kitchen (with stainless steel sink and drainer and cooker) but easily transferred back to a bedroom and having power points, UPVC double glazed window overlooking the rear garden.

BATHROOM 8' 5" x 6' 6" (2.57m x 1.99m) Having a low flush WC, pedestal sink, panel bath and UPVC double glazed frosted glass window.

SECOND FLOOR LANDING 8' 3" x 3' 7" (2.53m x 1.11m) Having a beautiful high ceiling, great sized under eaves storage cupboard, roof window making this a light and bright landing and access to all second floor rooms.

BEDROOM FIVE 20' 2" x 14' 1" (6.15m x 4.30m) Occupying a prominent position at the top of the property, this grand and characterful room is rich in timeless charm and original features. A striking mirror enhances the sense of space, while the impressive angled roofline converges at the centre of the room around an original box ceiling rose, creating a truly distinctive focal point. The room further benefits from original floorboards, power points, and a beautiful original feature fireplace set upon a hearth with a decorative wooden surround.

Adding to its unique appeal, a historic crest sits proudly above the doorway, reflecting the heritage and individuality of the home. A UPVC double glazed window frames pleasant side views towards the distant hills while allowing an abundance of natural light to flood the space.

BEDROOM SIX 8' 1" x 6' 10" (2.47m x 2.09m) This room is spacious enough to be used as either a bedroom or an office and features a window looking into the hallway and in eaves storage.

OUTSIDE The property is approached from steps to the front door and has a side garden which is bordered by shrubs.

The sunny rear garden is bordered by walling with an access door to the rear entry, it is mainly laid to hard standing for ease of maintenance but would make an ideal garden in which to spend those long hot summer days with family and friends

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £260,000

Property Type: Terraced House

Parking: On Street

Year built: 1910

Construction materials: Brick and block

Roofing type: Slate tiles

Known property issues: Damp

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes


Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Hallville Road, Liverpool, Merseyside, L18 0HP

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