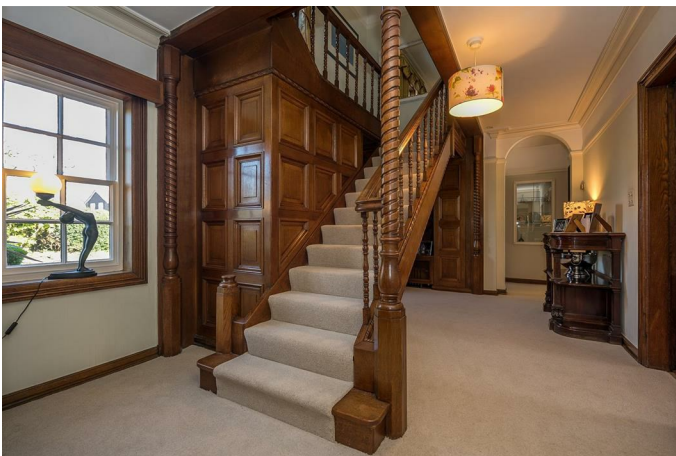


73 Kirklake Road, Liverpool Merseyside L37 2DA



Guide Price £925,000

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BERKELEY SHAW PRESTIGE are delighted to bring to the market this truly stunning Arts and Crafts detached home, built in 1924 and set in beautifully maintained gardens of approximately 1/4 acre. The property has retained many original features including oak paneled walls, ceiling coving, cast iron radiators and open fires. To the ground floor there is a lovely entrance hallway that provides access to the two spacious reception rooms and stunning family kitchen dining space. On the first floor there are four double bedrooms, two being en suite and a family bathroom. The grounds are mainly to the rear and are private, with patio areas for Al Fresco dining. An early viewing of this wonderful home is highly recommended.

Vestibule

Entrance Hall

17'9" x 10'10" (5.43 x 3.31)

Carpeted floor, oak panelling, window to front, two radiators, staircase with solid oak balustrade.



Living Room

19'0" x 18'6" (5.81 x 5.65)

Original coal fireplace, Georgian bay window to rear, French doors, cove ceiling and original ceiling rose, two radiators and carpeted floor.



Sitting Room

19'8" x 15'4" (6.01 x 4.69)

Windows to side and rear, oak panelling, built-in shelves. Cast iron fireplace, cove ceiling and fitted carpet flooring.



Cloak Room

With fitted cupboards, desk, hanging space and window to front.

WC

Tiled floors and half tiled walls, two piece suite comprising pedestal wash basin and low level WC. Heated towel rail. Frosted glass window to the front.

Kitchen Dining Room

18'7" x 16'9" (5.67 x 5.13)

Large open plan kitchen diner with a range of fitted base and wall units, fitted plate racks and appliances including range cooker, integrated oven, microwave, dishwasher and fridge freezer. Georgian windows to rear, cast iron radiator and tiled floor. Tiled splash backs and central island.



Utility Room/ Butlers Pantry

Fitted with floor units, wood work tops, plumbing for washing machine and dryer, radiator, boilers, tiled floor.

Inner Hallway

Tiled floor, glass roof, spot lighting, door to garage.

Orangery

18'10" x 12'6" (5.76 x 3.83)

Glass ceiling with fitted blinds Georgian windows on two sides, spot lights, tiled floors and French doors to garden.



Landing

Large galleried landing with window to front, cove ceiling, storage cupboards and access to loft.



Bedroom Three

15'6" x 9'4" (4.73 x 2.86)

A front facing double bedroom with windows to side and front, radiator, fitted wardrobes and dressing table. Radiator.

Bedroom Four

12'10" x 9'11" (3.93 x 3.04)

A double bedroom with two windows overlooking the side. Door to en suite.

En Suite

Fitted with a suite comprising shower cubicle, under slung sink set into vanity unit and WC. Frosted glass window to side. Storage cupboards. Heated towel rail.

Family Bathroom

Fitted with a suite comprising full sized roll top bath, hand wash basin and WC. Tiled floor and half tiled walls. Frosted glass window to front. Heated towel rail.

Master Bedroom

19'1" x 17'9" (5.82 x 5.42)

Rear facing master bedroom with original fireplace and bay window overlooking the rear garden. Two radiators. Coved ceiling and fitted wardrobes. Door to the en suite.



Garage

24'10" x 9'9" (7.58 x 2.98)

Tandem garage with electric up and over door. Light.

Rear Garden

With formal lawn with York stone patio area. Rockery area and sun house. Garden shed.

Front Garden

Entered via a cast iron gate. A formal lawn with York stone footpath and gravel driveway. Ample off road parking.

Master En Suite

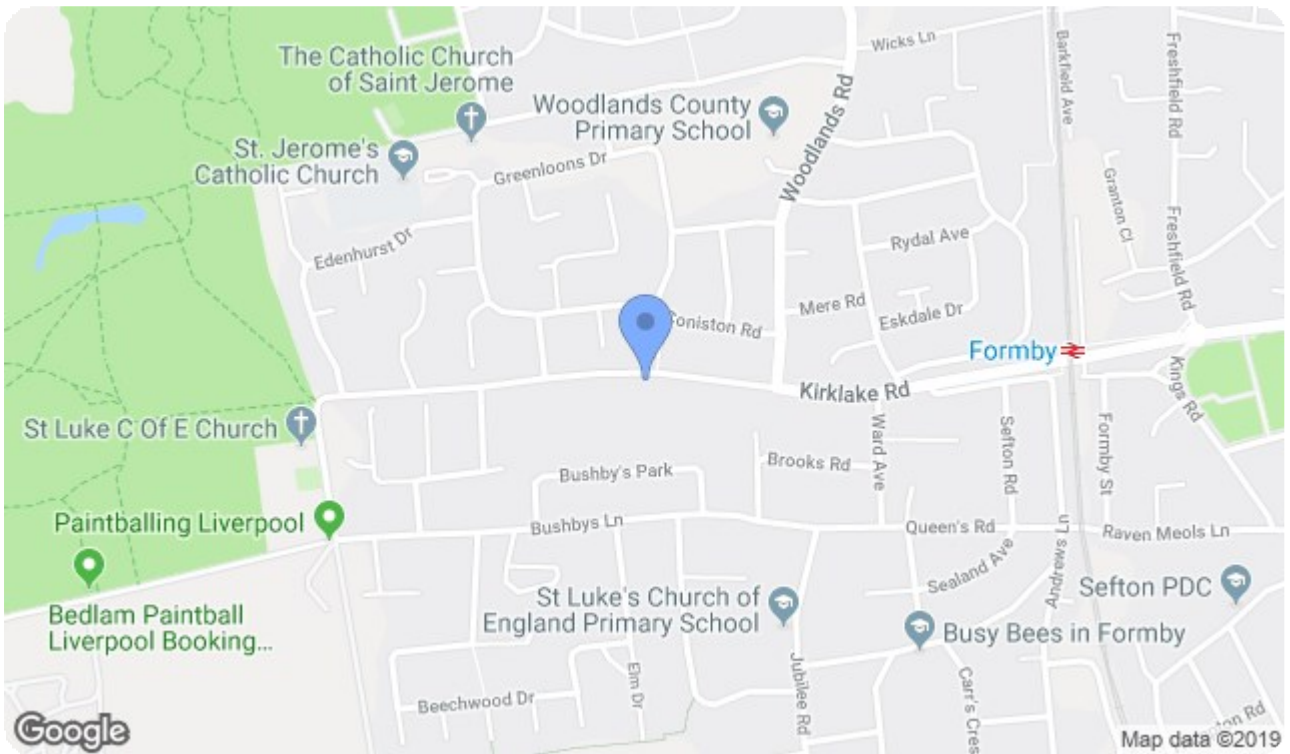
Comprising a three piece suite with shower cubicle, hand wash basin and WC, half marble walls and tiled flooring. Window to rear.

Bedroom Two

13'5" x 12'11" (4.11 x 3.96)

Rear facing double bedroom with windows to side and rear. Fitted wardrobes, original fireplace and radiator.





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

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | | |
| England & Wales | EU Directive 2002/91/EC | | 57 |