



4 Courtenay Road, Liverpool, Merseyside L22 7RH

Offers In Excess Of £375,000

Character, Charm, Tradition, Space, and Immaculate finish....That is what this 6 BEDROOM Semi-Detached Property in the HEART of WATERLOO offers.

The property has everything you would need in a forever family home and benefits from :
Entrance Vestibule, Entrance Hall, 2 Reception Rooms, Kitchen, Breakfast room, Utility Room and downstairs Bathroom.

There are 6 Bedrooms on the first and second floors, 2 with Walk In Wardrobes, a Shower Room and En Suite to Bedroom 4.

The property retains many original Victorian features namely high ceilings, skirting boards, architraves and coving.

Externally to the front there is a driveway suitable for 2/3 cars, and to the rear there is entertainment area/patio accompanying a mature garden laid to lawn.



Vestibule
6'6" x 7'6" (2 x 2.3)
Meter cupboard, lino flooring.

Hall
14'5" x 4'7" (4.4 x 1.4)
Radiator, wooden floor, stairs to Lower Ground Floor and First Floor

Reception room 1
18'4" x 15'8" (5.6 x 4.8)
UPVC double glazed window x 3, multifuel stove with brick surround, radiator, original stripped wooden flooring

Reception Room 2
14'9" x 14'9" (4.5 x 4.5)
UPVC double glazed window x 3, electric (plug in) fire with marble surround, radiator, original stripped wooden flooring

Lower Ground Floor
Tiled floor, UPVC double glazed door to rear garden, door to cellar.

Lower Ground Cloakroom
12'1" x 5'6" (3.7 x 1.7)
UPVC double glazed window, tiled floor, doors to Utility Room and Shower Room

Utility Room
8'2" x 5'2" (2.5 x 1.6)
Timber framed window, wall and base units, stainless steel sink with mixer tap, plumbing for washing machine, space for dryer, tiled floor

Bathroom
7'6" x 5'10" (2.3 x 1.8)
Low level WC, pedestal wash basin, shower bath, UPVC double glazed window, ladder radiator, part tiled walls, tiled floor

Kitchen
13'9" x 11'9" (4.2 x 3.6)
Range of wall and base units, Belfast sink with mixer tap, tiled splashback, Gas Rangemaster with double oven and gas hob, extractor fan, vertical radiator x 2, fire surround, storage cupboards, space for fridge freezer .

Morning Room
8'2" x 7'6" (2.5 x 2.3)
UPVC double glazed door to rear garden, tiled floor.

Half Floor Landing

Bedroom 1
15'8" x 11'9" (4.8 x 3.6)
UPVC double glazed window, radiator

Bedroom 2
14'5" x 12'1" (4.4 x 3.7)
UPVC double glazed window, radiator, boiler.

First Floor Landing
14'9" x 4'7" (4.5 x 1.4)
Radiator

Shower Room
7'6" x 6'6" (2.3 x 2)
Low level WC, shower cubicle, double sink with storage underneath and mirror above, part tiled walls, laminate floor, towel ladder radiator, UPVC double glazed window x 2

Bedroom 3
14'9" x 14'9" (4.5 x 4.5)
UPVC double glazed window x 2, original marble fire surround (painted white), radiator, original stripped wooden flooring

Walk in Wardrobe
6'6" x 3'11" (2 x 1.2)

Bedroom 4
17'8" x 16'0" (5.4 x 4.9)
UPVC double glazed window x 2, original marble fire surround (painted white), radiator, original stripped wooden flooring

En Suite
6'6" x 3'11" (2 x 1.2)
Low level WC, shower cubicle, part tiled walls. Not plumbed in.

Second Floor
UPVC double glazed window

Bedroom 5
14'5" x 11'9" (4.4 x 3.6)
On the 3rd floor UPVC double glazed window, original marble fire surround (painted white), radiator, original stripped wooden flooring

Walk in Wardrobe
6'6" x 3'3" (2 x 1)

Bedroom 6
14'9" x 11'9" (4.5 x 3.6)
On the 3rd floor UPVC double glazed window, original marble fire surround (painted white), radiator, original stripped wooden flooring

Basement
There is a basement below the 2 living rooms at the front of the property

Outside
To the front there is a driveway for 2 cars, laid to lawn. The rear garden is laid to lawn, patio, fruit trees, Outhouse.

