



BerkeleyShaw
REAL ESTATE

47 Orrell Lane, Liverpool, L9 8BX

Asking Price £450,000

Located in the heart of a popular and thriving neighbourhood, this substantial FREEHOLD DETACHED character property dates back to the 1870s and offers a wealth of PERIOD features combined with MODERN living throughout.

Set across three impressive floors, the home provides 7 bedrooms and three modern bathrooms, all finished in a neutral and stylish palette. The property is brimming with ORIGINAL FEATURES, including soaring ceilings, intricate cornice work, high skirting boards, and elegant original panelling, giving it a true sense of grandeur and timeless charm.

At the heart of the home is a beautifully appointed OPEN-PLAN kitchen, complete with up-to-date integrated appliances and finished to an exceptionally high standard – ideal for family living and entertaining.

Occupying a LARGE PLOT, the property benefits from ample off-street PARKING for several vehicles and a spacious flat lawned GARDEN, offering plenty of space for outdoor enjoyment, play or potential landscaping.

This is a flexible and versatile property, equally suited to those seeking a large family home or investors looking to explore development opportunities, with potential to divide into flats (subject to planning permission).

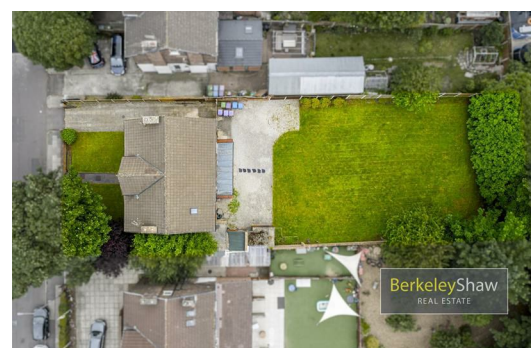
Conveniently situated within walking distance of independent shops, local cafes and amenities, as well as the nearby train station, this is a location that offers both charm and connectivity.



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Porch

Hall

Kitchen/Diner

Utility

Boot Room

Living Room

Boiler Room

Sitting Room

Downstairs WC

Bedroom 1 - 1st Floor
DOUBLE

Bedroom 2 - 1st Floor
DOUBLE

Bedroom 3 - 1st Floor
DOUBLE

Bedroom 4 - 1st Floor
SINGLE - With an adjoining door to bedroom 3, a possible nursery or dressing room

Bathroom

WC

Bedroom 5 - 2nd Floor
DOUBLE

Bedroom 6 - 2nd Floor
DOUBLE

Bedroom 7 - 2nd Floor
DOUBLE

Bathroom - 2nd Floor

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

74

59

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

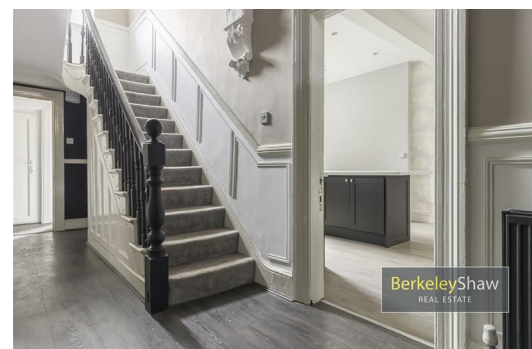
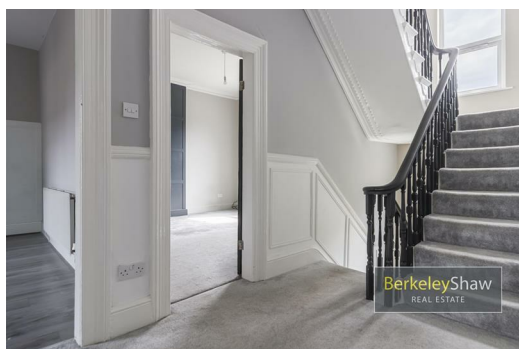
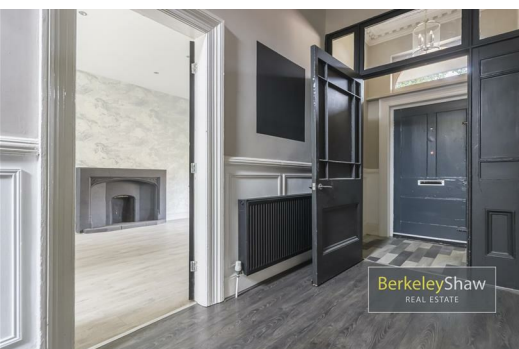


268.8 SQ. METERS (2884.78 SQ. FT.) APPROX.

TOTAL FLOOR AREA: 2893 sq. ft. (268.8 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the foregoing, we cannot be held responsible for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The actual layout and dimensions of the property may vary from those shown and no guarantee is given.

Notes with reference to CML.



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