



## 15 Adelaide Terrace, Liverpool, Merseyside L22 8QD

**£449,950**

An opportunity to acquire a spectacular Grade II Listed mid terraced property. This family residence is within easy reach of the Marine Gardens, seafront, local train station, local schools and other local amenities. This excellent family accommodation, arranged over three floors offers vestibule, reception hall, three reception rooms, fitted kitchen, utility, downstairs w.c.. To the first floor there are four bedrooms, and the family bathroom. A second floor provides a further four bedrooms with one en-suite. The property benefits gas central heating and many traditional features including sash windows and wrought iron fireplaces. The property has good sized front and rear gardens with views amazing views over the Marine Gardens, The Marine Lake and Estuary.





Vestibule

7'6" x 5'2" (2.29 x 1.57)

with tiled floor, storage unit, double wooden doors with stained glass windows.

Reception Hall

14'5" x 18'4" (4.39 x 5.59)

with wooden flooring and double radiator.

W.C.

7'6" x 6'6" (2.29 x 1.98)

with low level w.c., pedestal washbasin, wooden flooring, radiator, storage/cloakroom and sash window.

Front Reception Room

20'0" x 14'9" (6.10 x 4.50)

with wooden flooring, open fire marble hearth, wrought iron fireplace, wooden fire surround, double radiator and picture sash windows

Rear Reception Room

20'0" x 13'5" (6.10 x 4.09)

with coal effect gas fire, marble hearth, wrought iron fire surround with decorative tiles, double radiator and French doors to garden.

Dining Room

17'8" x 11'1" (5.38 x 3.38)

with tiled floor, double radiator and French doors to garden.

Kitchen

15'1" x 7'6" (4.60 x 2.29)

with range of wall and base units, ceramic Belfast sink with mixer tap, integrated dishwasher, Siemens gas double oven, gas hob, extractor hood, part tiled walls, tiled floor, inset lighting, pantry, window to garden, window to utility and door to garden

Utility Room

7'2" x 4'11" (2.18 x 1.50)

with plumbing for washing machine, dryer and free standing fridge.

Half Landing

with storage cupboard with water tank.

Landing

with radiator and storage cupboard.

Bedroom 1

15'1" x 18'0" (4.60 x 5.49)

with radiator, two sash windows and wrought iron feature fireplace.

Bedroom 2

13'9" x 13'5" (4.19 x 4.09)

with radiator, sash window, wrought iron feature fireplace and walk in wardrobe.

Bedroom 3

16'0" x 7'6" (4.88 x 2.29)

with radiator and two windows.

Bedroom 4/Study

11'5" x 7'6" (3.48 x 2.29)

with radiator and sash window.

Bathroom

13'9" x 7'6" (4.19 x 2.29)

with radiator, sash window, low level w.c. pedestal washbasin, panel bath with shower over, part tiled walls and wooden flooring.

Landing

with skylight

Bedroom 5

17'8" x 11'9" (5.38 x 3.58)

with radiator, sash window and timber beams to ceiling.

En-Suite

with low level w.c., pedestal wash basin, shower cubicle, tiled floor and internal sash window

Bedroom 6

17'8" x 13'5" (5.38 x 4.09)

with radiator, timber beams to ceiling, vanity wash basin, Velux skylight and sash window.

Bedroom 7

22'3" x 13'1" (6.78 x 3.99)

with radiator, Velux skylight and internal sash window.

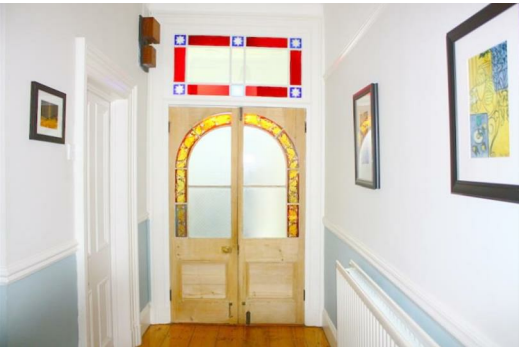
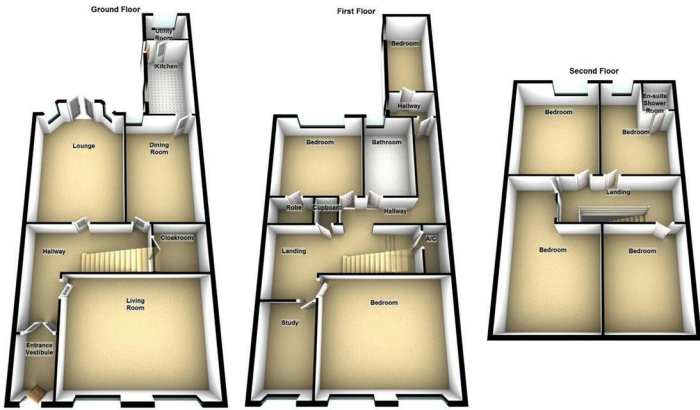
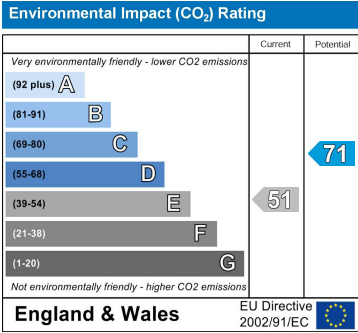
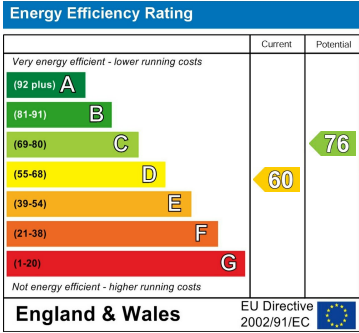
Bedroom 8

17'9" x 11'5" (5.41 x 3.48)

with radiator, wrought iron fireplace, storage cupboard, Velux skylight and internal sash window.

Gardens

Rear walled garden, mature, established garden with lawns, flagged patio area, timber shed, trees, shrubbed areas and pond. Front garden with lawn, shrubbed areas, dividing hedges and extensive views over Marine Gardens, Marine Lake and the estuary.



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