



Stoneycroft Thirlmere Road, Liverpool, Merseyside L38 3RQ

Offers Over £525,000

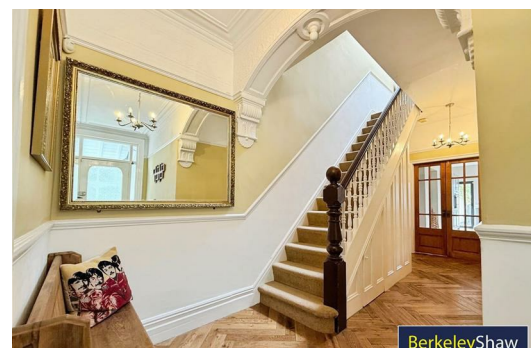
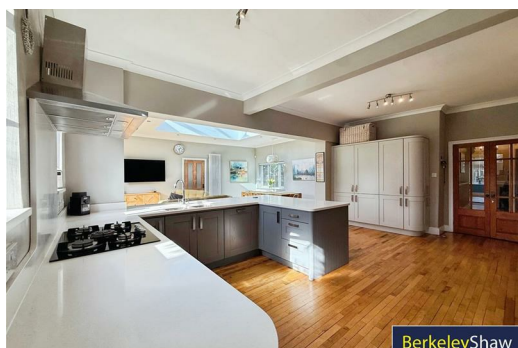
This elegant Edwardian three-bedroom, three-bathroom home on Thirlmere Road in 'Old' Hightown offers a rare opportunity to acquire a property that beautifully combines period charm with contemporary style.

Sympathetically extended by the current owners to over 1700sq. ft the home now features a show-stopping open-plan kitchen, utility room, and downstairs WC—all thoughtfully designed to complement the character and quality of the original house.

Perfectly situated close to Hightown Train Station, local pub, cricket club, and the sandy beach, the property offers the ideal balance between convenient commuting and relaxed coastal living. There is also scope for future extensions or a loft conversion should your needs evolve.

The bespoke kitchen, designed by the current owners, seamlessly integrates with the living and dining area to create the true heart of the home. Featuring a striking roof lantern, bespoke quartz worktops, and maple flooring, this space is both stylish and welcoming. The adjoining utility room and convenient WC add practicality without compromising on design.

Upstairs, a bright and spacious landing with high ceilings and a Velux window leads to three generously sized double bedrooms, each with its own feature fireplace. The principal bedroom benefits from a private shower room next door, while the family bathroom is beautifully appointed with a full-sized bath and a walk-in double shower.



Porch

Open porch with Edwardian floor. Original reconditioned wooden front door with triple glass pane.

Hall

13'5" x 4'3" (4.1 x 1.3)

L shaped hallway, original coving, radiator, wood tiled flooring

Front Lounge

13'5" x 12'5" (4.1 x 3.8)

Hard wood frames with coloured lead light original feature transom, radiator, focal fireplace, seagrass carpet.

Family Room

14'5" x 11'1" (4.4 x 3.4)

Two UPVC double glazed windows, radiator, marble feature fireplace & fitted carpets

Kitchen/Living/Dining Room

Maple flooring

Utility Room

11'1" x 4'3" (3.4 x 1.3)

Cloakroom

low level wc, sink, wood effect flooring

Landing

wooden framed window, radiator, storage cupboard

Bedroom 1

13'1" x 12'1" (4.0 x 3.7)

DOUBLE - UPVC double glazed window, radiator, fire surround. Fitted Wool carpet.

Shower Room

6'10" x 4'3" (2.1 x 1.3)

UPVC double glazed window, radiator

Bedroom 2

15'1" x 9'10" (4.6 x 3)

DOUBLE - UPVC double glazed window, radiator, built in wardrobe, fire surround.

Bedroom 3

12'1" x 10'2" (3.7 x 3.1)

DOUBLE - UPVC double glazed window, radiator, built in wardrobe, fire surround.

Family Bathroom

9'2" x 6'10" (2.8 x 2.1)

low level wc, sink with storage area underneath, bath, walk-in shower, towel ladder radiator, Victorian style clothes airer, tiled walls, tiled floor, 2 UPVC double glazed windows.

Garage

Detached garage to the rear of property.

Loft

boarded out loft area for storage

Garden Room/Gym

Outside

To the front there is a driveway with parking for several cars, garage, lawn, trees and shrubs.

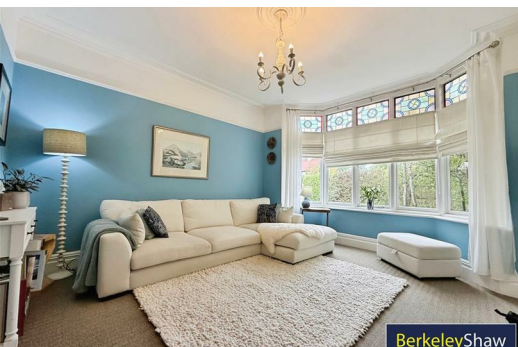
To the rear there is a patio area, lawn, trees and shrubs and private access to the cricket club.

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		
	69	79
England & Wales		EU Directive 2002/91/EC

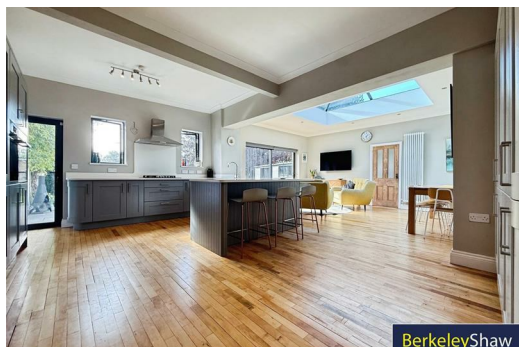
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission or misstatements. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The accuracy, completeness and appropriateness of the information is not guaranteed. See to the contract for full details. Made with Metaphor 10/20/19



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