



BerkeleyShaw

69 Litherland Park, Liverpool, L21 9HR

Offers Over £525,000

AN IMPRESSIVE DOUBLE-FRONTED VICTORIAN PERIOD HOME DATING FROM CIRCA 1856, offering more than 3,600 SQ FT of beautifully proportioned accommodation arranged across FOUR FLOORS. With FIVE DOUBLE BEDROOMS, two elegant reception rooms, a substantial cellar, mature gardens and an exceptionally long garage, this is a remarkable FOREVER FAMILY HOME filled with CHARACTER and grandeur.

From the moment you enter, the property makes an immediate impression. High ceilings, PARQUET FLOORING and generous room proportions reflect the quality and elegance of the original architecture. Two substantial front reception rooms provide wonderful spaces for family life and entertaining, with both having ornate MARBLE FIREPLACES and gas fires.

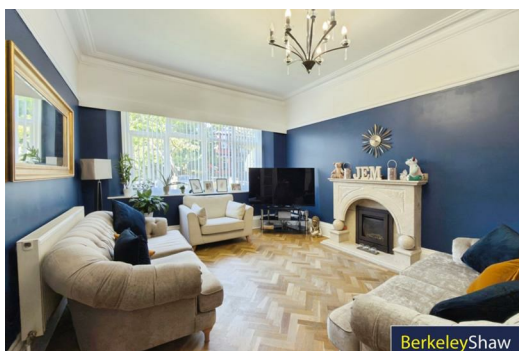
At the heart of the home is a modern kitchen featuring a central island and patio doors opening onto a SUNNY Camaru Hardwood & glass VERANDA. This creates a natural connection between the house and garden and is ideal for outdoor dining and summer ENTERTAINING. The kitchen is complemented by a separate utility and laundry room, along with a convenient GROUND-FLOOR SHOWER ROOM and WC.

The mature rear garden is a particularly attractive feature, with established planting, colourful flower beds, a pond and plenty of space for children to play. A REMARKABLE GARAGE runs the full length of the house and benefits from water and electricity. It provides secure covered parking for a vehicle or motorhome, as well as excellent workshop and storage potential. To the front are attractive flowerbeds with flowering bushes and a GATED DRIVEWAY provides PARKING for two cars.

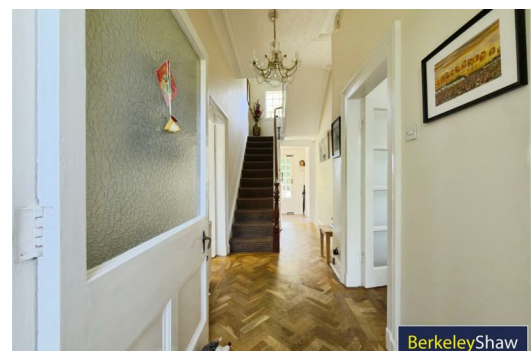
The first floor offers three generous DOUBLE BEDROOMS, including the principal bedroom with its own en-suite shower room. A well-appointed family bathroom serves the remaining bedrooms on this level.



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Hall

Lounge

19'4" x 13'1" (5.90 x 4.0)

Dining Room

13'1" x 12'9" (4.0 x 3.9)

Kitchen/Breakfast Room

13'9" x 13'1" (4.20 x 4)

Utility Room

9'2" x 7'6" (2.80 x 2.30)

Downstairs Shower & WC

Bedroom 1 - Ensuite

13'1" x 12'9" (4.0 x 3.90)

Ensuite

8'2" x 6'6" (2.50 x 2.0)

Bedroom 2

13'9" x 13'1" (4.20 x 4.0)

Bedroom 3

13'9" x 12'9" (4.20 x 3.90)

Bathroom

13'9" x 12'1" (4.20 x 3.70)

Bedroom 4 - 2nd Floor

18'4" x 13'1" (5.60 x 4.00)

Bedroom 5 - 2nd Floor

18'0" x 13'1" (5.50 x 4.0)

Cellar

24'7" x 9'2" (7.50 x 2.80)

Workshop

9'10" x 7'6" (3.0 x 2.30)

Workshop

12'1" x 9'10" (3.70 x 3.0)

Workshop

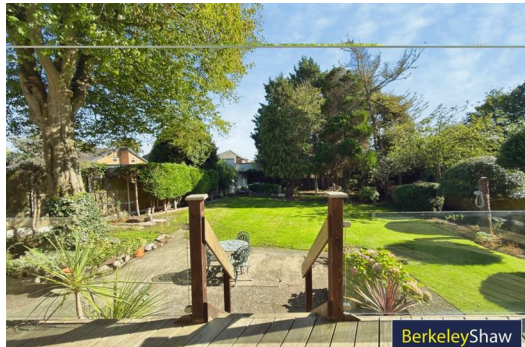
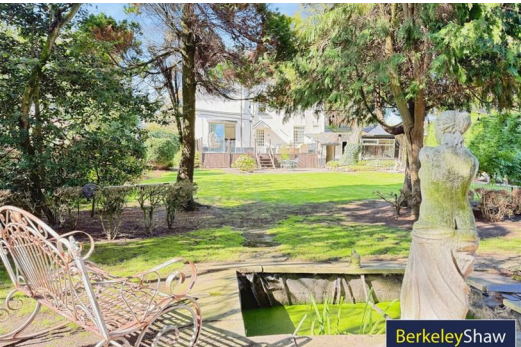
9'10" x 7'6" (3.0 x 2.30)

Workshop

12'9" x 6'10" (3.90 x 2.10)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		50	
(1-20) G			
Not energy efficient - higher running costs			
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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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