

# HUNTERS<sup>®</sup>

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## Albert Edward Road

Liverpool, L7 8SA

Guide Price £220,000



A charming three/four-bedroom Victorian house in a prime Liverpool location

Situated opposite a small open green, this impressive Victorian end-terrace property enjoys a highly sought-after location, just moments from the University of Liverpool and the Royal Liverpool University Hospital. Offering flexible and spacious accommodation, the property is perfectly suited as a lucrative investment opportunity or a substantial family home.

The accommodation comprises three generously sized bedrooms, with a second reception room on the ground floor currently utilised as a fourth bedroom, providing excellent versatility for a range of living arrangements.

Finished to a high specification throughout, the property boasts stylish and contemporary interiors that create an inviting and comfortable living environment. A particular highlight is the stunning, fully tiled family bathroom, featuring a luxurious freestanding bath, a large double walk-in shower, a extra large basin mounted in a vanity unit.



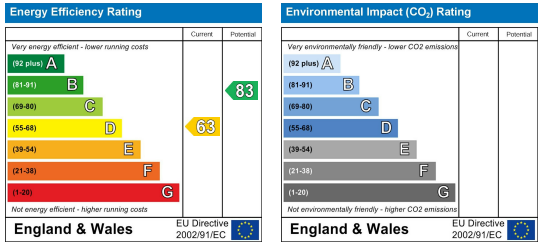
### Area Map



### Floor Plans



### Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.