

HUNTERS[®]

HERE TO GET *you* THERE



Catharine Street

Liverpool, L8 7NL

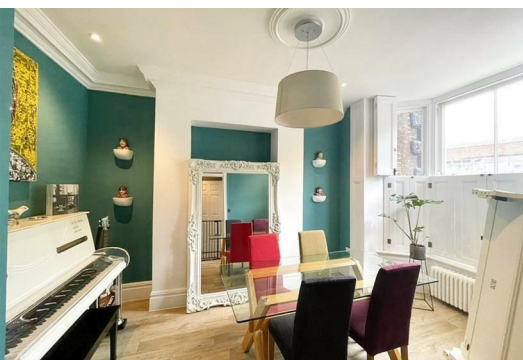
Guide Price £625,000



Hunters are proud to bring to the market this grand four bedroom town house within the Georgian Quarter.

The property is located on Catherine Street, next to the trendy Caledonia Pub, and is one of the many properties that has been fully refurbished on the row, which was finalised in 2017 when the current vendor first moved in. The property has five storeys in total and you enter the property on the ground floor. There are two reception rooms on the ground floor, and a further living room on the lower ground floor, which is also where a w/c and the kitchen are located. The fully fitted kitchen, leads out to the rear patio space which captures the sun in the afternoon.

On the first floor you will find an exceptionally large master bathroom, complete with a shower, bath, and storage space. The master bedroom is located on this floor too, it is a generous size and is full of natural light. The second has two bedrooms, and one is currently used as a walk-in wardrobe, with the larger of the two above the master bedroom, with a similar footprint. There is also another bathroom located on this floor, complete with a full sized bath too. The final floor only has one room, however this room is very large and looks out onto the rear of the property.

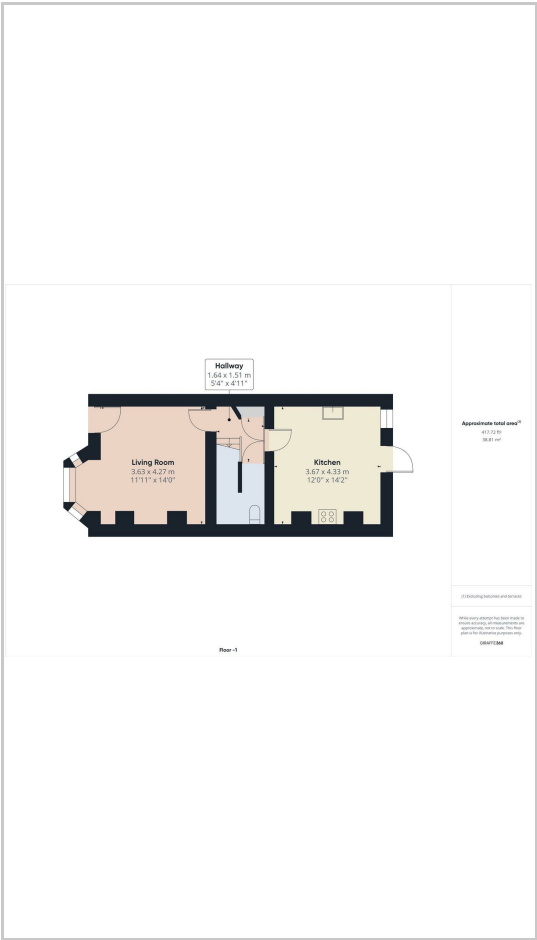


LIVING ROOM 11'11" x 14'0" (3.63 x 4.27)
KITCHEN 12'0" x 14'2" (3.67 x 4.33)
DINING ROOM 12'2" x 10'0" (3.71 x 3.04)
LIVING ROOM 12'6" x 14'2" (3.81 x 4.33)
BEDROOM 12'5" x 14'3" (3.78 x 4.34)
BATHROOM 12'4" x 14'4" (3.75 x 4.38)
BEDROOM 12'3" x 14'4" (3.74 x 4.37)
BATHROOM 8'7" x 6'9" (2.62 x 2.06)
BEDROOM 12'5" x 7'4" (3.79 x 2.23)
BEDROOM 12'7" x 14'4" (3.84 x 4.37)

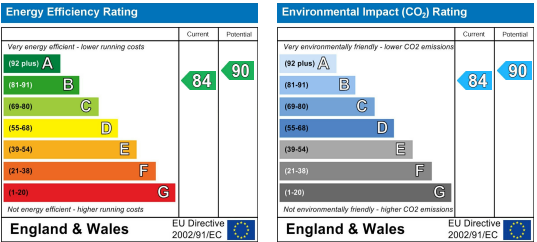
Area Map



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.