



## Mount Street, Georgian Quarter, L1 9HD

- Stunning Four Bedroom Georgian Town House
- Immaculately Presented, Set Over Four Floors
- WC, Two Further Reception Rooms, Utility
- Third Double, Spacious Single, Separate Shower Room
- Located in the Highly Desirable Georgian Quarter
- Entrance Hall, Lounge Area, Modern Kitchen Diner
- Master Bedroom with Ensuite, Second Double Room
- Well Maintained Yard to Rear with Decking Area



£650,000

















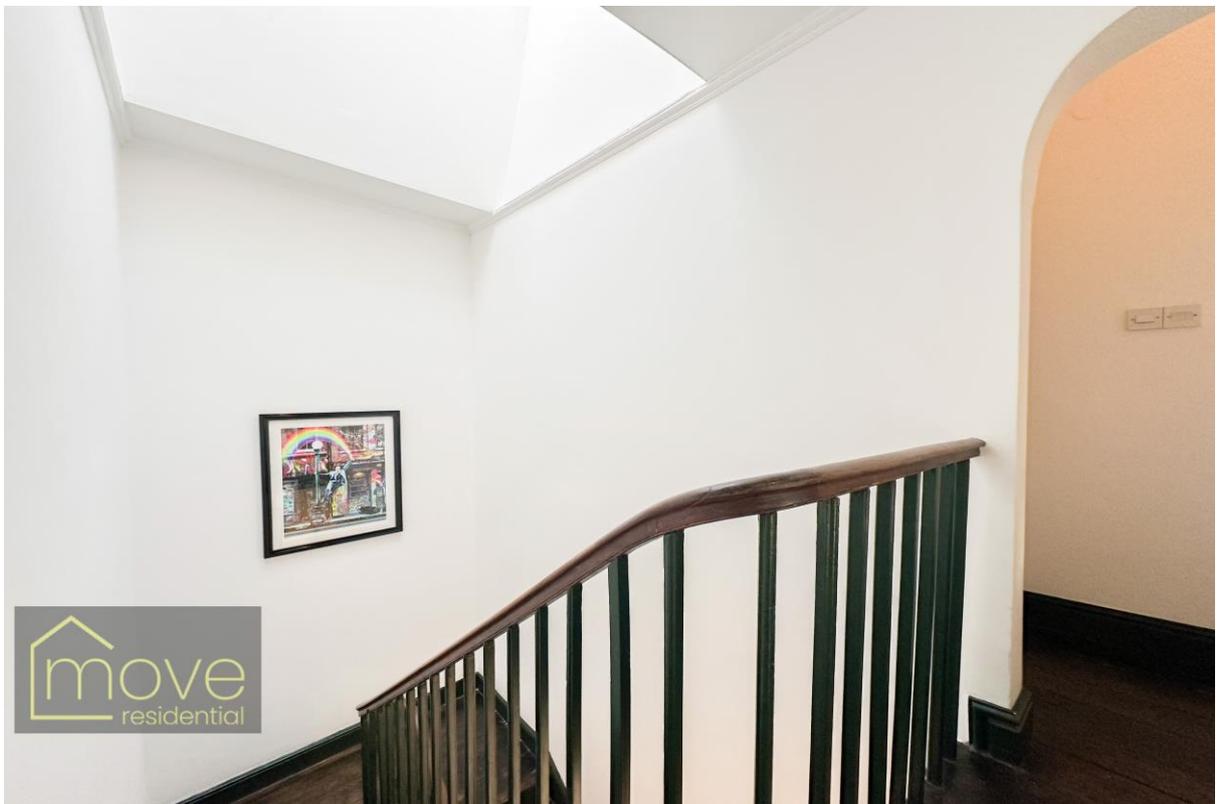
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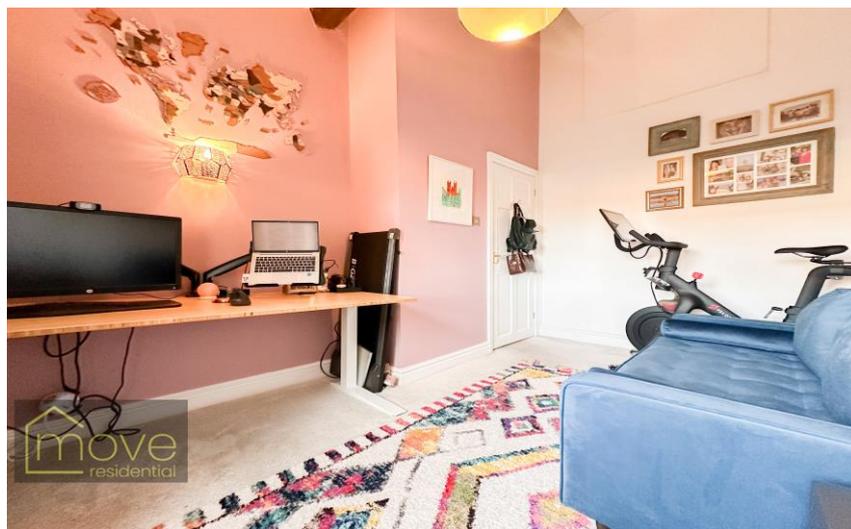


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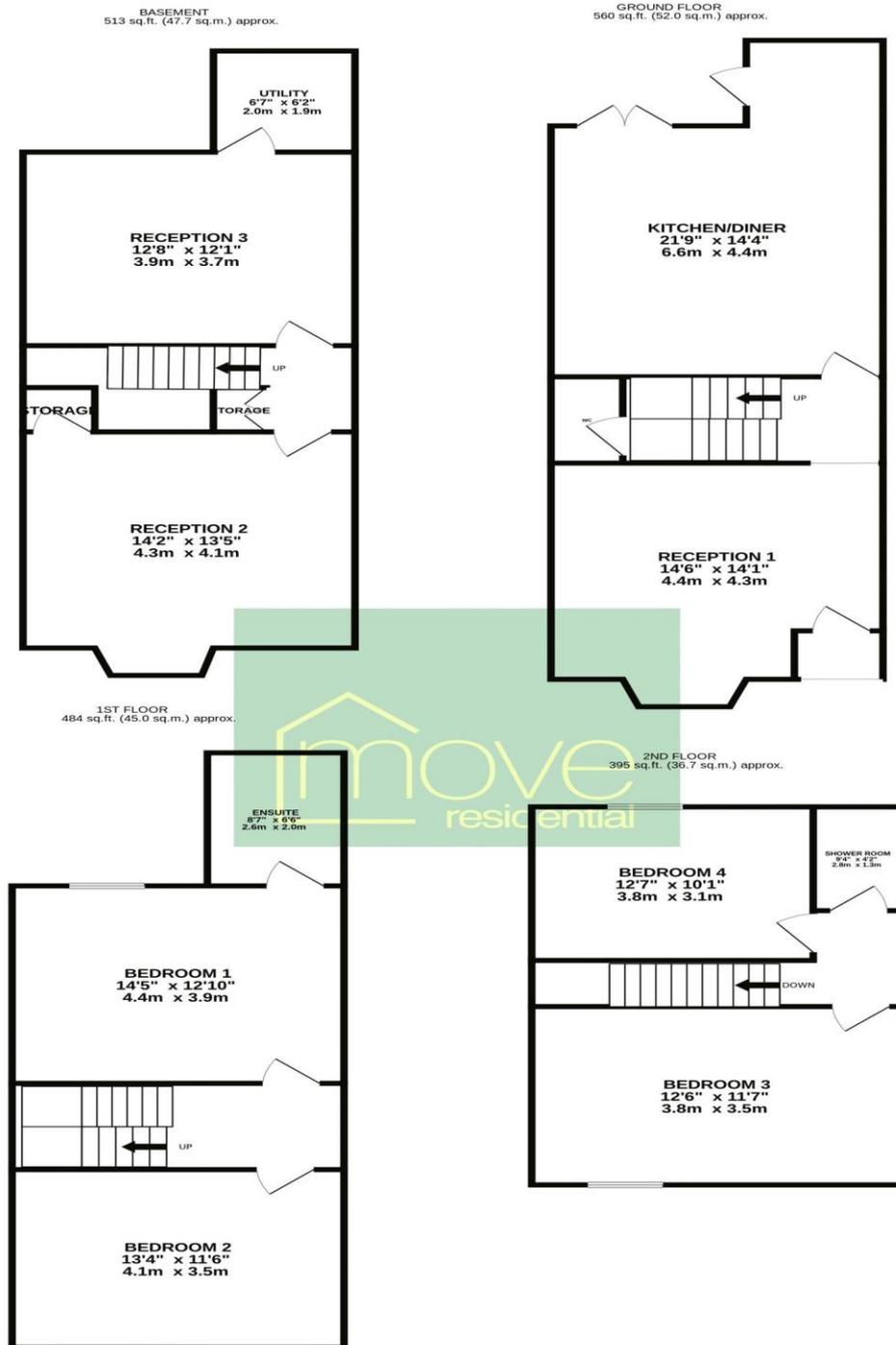
## **Description**

Appointed agents, Move Residential, are delighted to offer for sale this exceptional four bedroom town house located in the the historical and highly sought after Georgian Quarter, L1. Exuding curb appeal, this architectural gem is located on Mount Street and is set over four floors. The interior is equally appealing with immaculate presentation throughout. Georgian design features are blended seamlessly with more modern influences, to create a space that enjoys a wealth of style, charm and character throughout. Entering the property via front steps, you are immediately greeted by a beautiful and welcoming open lounge area, centred around a stunning eye catching fireplace, and bathed in natural light courtesy of the attractive bay window at the centre of the room. Continuing through the home, the striking open plan kitchen and dining area is sure to impress, providing the ultimate space for family dining and entertaining guests. The kitchen is modern and stylish, featuring integrated appliances, and sleek units with complementing worktops offering an abundance of surface space. This delightful area offers views and access to the rear courtyard. Descending to the basement, two substantial reception rooms can be found, one in use as a second family lounge also benefitting from a bay window and feature fireplace, and the other as a studio/office space. Concluding the lower ground level is a convenient WC along with a utility room, offering an abundance of additional storage space. As you continue through the home, taking the feature staircase up to the first floor, you will discover two bright and spacious double bedrooms, with the master bedroom enjoying access to a private en suite contemporary bathroom. Completing the interior of the property, the second floor provides a third double bedroom, a generously sized single room which is currently in use as an office space, as well as an upscale three piece family shower room. Externally, to the rear is an extremely well-maintained yard with a decked patio area, an idyllic spot for al-fresco dining and entertaining. This property promises to be an incomparable and enviable future home for a lucky buyer looking to live in the heart of Liverpool's Georgian Quarter.

## **Location**

Enjoying the L1 postcode, the property boasts easy access to the popular Liverpool 1 shopping centre, the world heritage site of The Albert Docks and further amenities brought to you by the city of Liverpool. Tourist attractions including the city's cathedrals are close by, as are supermarkets, churches and schools and restaurants, bars, cafes and cinemas are all a stroll away. Just five minutes to both the Birkenhead and Wallasey tunnels, a short drive to the M62, M57 and M58 motorways and a handful of train links close by, the property sits in an ideal location for any commuter or city worker.

# Floor Plan



**TOTAL FLOOR AREA : 1952 sq.ft. (181.4 sq.m.) approx.**

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 error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.