

OUTSIDE

There is a lawned garden and paved patio to the rear, together with an outside store. There is planning consent to demolish the existing coach house and construct a new two storey coach house with parking.



TENURE

The tenure is Freehold.

VIEWINGS

Strictly by appointment with SK Prestige 0845 5190 399



30/32 Exchange Street | Liverpool L2 3PU | 0151 236 2332
 citycentre@suttonkersh.co.uk
 www.suttonkersh.co.uk

DISCLAIMER

Misrepresentations Act 1967 and the Misdescriptions Act 1991: Sutton Kersh Residential for themselves and for the Vendors and Lessors of this property whose agents they are give notice that: (a) these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessors and do not form part of an offer or contract, (b) all dimensions, reference to conditions and other details are given in good faith and are believed to be correct, but any intending Purchasers or Tenants should not rely on them as Statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (c) Sutton Kersh Residential nor any person in their employment has any authority to make or give any representation or Warranty whatsoever in relation to this property.
 * Openwork Limited offers insurance and investment advice on products from a limited number of product providers and advice on mortgages representative of the whole market.

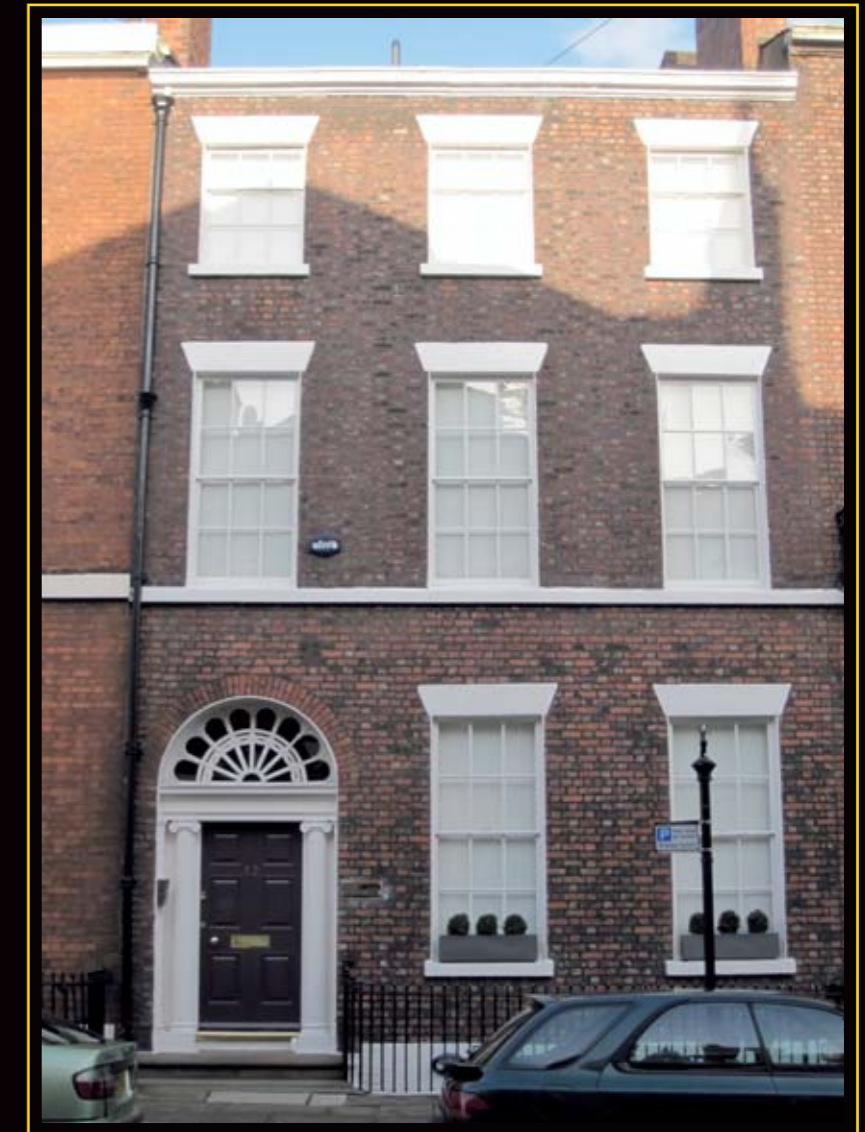
SERVICES

Where applicable, we have not tested the mains services, central heating system or other appliances. Purchasers should therefore carry out their own checks.

STRUCTURAL ALTERATIONS

Where improvement works have been carried out to a property, the purchaser should make their own enquiries to verify that planning consent and/or building regulations approval were obtained where necessary.

SuttonKersh

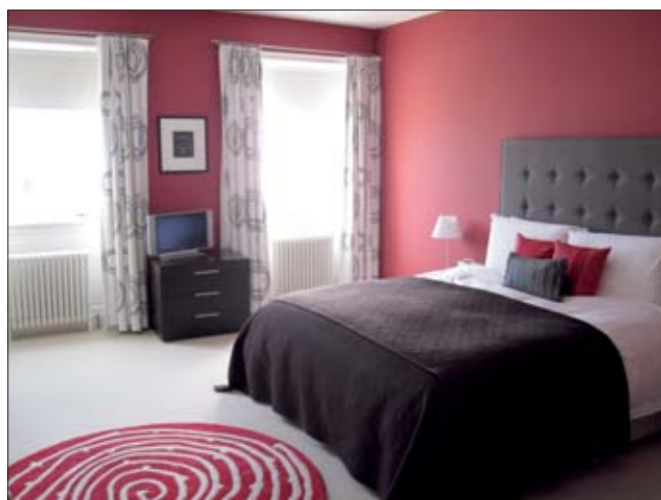


82 Rodney Street
 Liverpool
 L1 9AR
 Price: £850,000

An elegant Grade II listed Georgian town house occupying a prestigious position on Rodney Street close to the Anglican cathedral.



A rare opportunity to purchase this elegant Georgian town house occupying a prestigious position on Rodney Street close to the Anglican Cathedral. The property has been tastefully renovated by the present owners yet retains many original features. There is a self contained one bedroom apartment at lower ground floor level which is presently let on a shorthold tenancy at a rental of £600 per month. There is also a coach house at the rear with planning permission for a two bedroom self contained house which is included in the price, at present there is parking for up to six cars. The upper floors provide exceptional family accommodation with an impressive reception room to the front featuring an ornate coved ceiling and three Georgian windows.



There is a spacious kitchen/diner fitted with a bank of stylish C P Hart units with feature breakfast island. There are four bedrooms and a study and a contemporary bathroom with a free standing bath. There is a resident's permit parking scheme in operation on Rodney Street. An early inspection is considered essential to appreciate the high standard of accommodation provided.

82a RODNEY STREET

LOWER GROUND FLOOR

Vestibule with feature oak flooring.

ENTRANCE HALL With under stairs storage cupboard, feature oak flooring and central heating radiator.

OPEN PLAN LIVING AREA 6.85m (22ft 6in) × 4.26m (14ft 0in)

With feature oak flooring and two central heating radiators.

KITCHEN The kitchen area is fitted with a bank of stylish white gloss units, circular inset sink and drainer with mixer tap, integral oven and hob with extractor hood above, part tiled walls, built in store cupboard.

BATHROOM With a contemporary white suite comprising a low level wc with concealed cistern, vanity wash hand basin with mixer tap, panelled bath and tiled shower cubicle with chrome shower mixer, heated towel rail, extractor fan.

UTILITY AREA Housing the gas central heating boiler and washing machine.

BEDROOM 4.13m (13ft 7in) × 4.37m (14ft 4in) plus alcove with two central heating radiators.

82 RODNEY STREET

GROUND FLOOR

ENTRANCE HALLWAY With feature oiled oak flooring, two central heating radiators, ornate coved ceiling, double doors to:

MEETING ROOM – FRONT 4.85m (15ft 11in) into alcoves × 4.48m (14ft 8in) With two central heating radiators, two tall Georgian windows and an ornate coved ceiling.

REAR OFFICE 7.2m (23ft 7in) × 4.92m (16ft 2in)

With tall Georgian window, ornate coved ceiling and two built in store cupboards.

CLOAK ROOM/WC With white suite comprising low level wc and pedestal wash hand basin, central heating radiator, central heating boiler.

REAR OFFICE/KITCHEN 3.3m (9ft 10in) plus door recess × 3.53m (11ft 7in) into bay.

With stainless steel inset sink, two central heating radiators, Georgian window and large bay window.

FIRST FLOOR

STUDY 5.07m (16ft 8in) × 2.67m (8ft 9in)

With central heating radiator, two built in store cupboards.

DRAWING ROOM 7.09m (23ft



3in) into alcove × 4.57m (15ft 0in) With three central heating radiators, feature open fireplace with white marble surround, oiled oak flooring, three Georgian windows, ornate coved ceiling and ceiling rose.

KITCHEN/DINING ROOM

6.96m (22ft 10in) × 4.94m

(16ft 2in) into alcove. Fitted with a bank of stylish CP Hart units in white gloss with feature breakfast island, twin bowl stainless steel inset sink with mixer tap, integrated appliances including Siemens oven, microwave oven, ceramic hob with stainless steel extractor hood above, fridge/freezer and dishwasher, American walnut flooring, two tall Georgian windows, opening on to small balconies with views across the city to the Liver buildings, ornate coved ceiling.



SECOND FLOOR

LANDING With built in linen cupboard, central heating radiator, double doors to:

BEDROOM 2 – FRONT 4.63m (15ft 2in) into alcove × 4.61m (15ft 1in). With two Georgian windows, two central heating radiators.

BEDROOM 3 FRONT 4.73m (15ft 6in) × 2.03m (6ft 8in)

With central heating radiator and sliding Georgian window.

MASTER BEDROOM 5.36m (17ft 7in) × 4.52m (14ft 10in)

With two central heating radiators and two Georgian windows with views to the Liver Building and beyond. Door leading to:

EN-SUITE WET ROOM With contemporary white suite comprising low level wc with concealed cistern, oval wash hand basin with mixer tap and open shower area with chromed shower mixer, tiled floor and walls, chrome heated towel rail, extractor fan, large wall mounted mirror.

BATHROOM/WC With contemporary white suite comprising low level wc with concealed cistern, free standing oval bath with mixer tap above, oval wash hand basin with mixer tap above, shower cubicle with chrome shower mixer, tiled floor, three tiled walls, large wall mounted mirror, tall ladder style radiator, plumbed for washing machine.

THIRD FLOOR

BEDROOM 4 5.85m (19ft 2in) × 4.51m (14ft 10in)

With central heating radiator, feature sloping ceilings, two Velux windows.

2nd BATHROOM/WC With a white suite comprising low level wc, pedestal wash hand basin, panelled bath with mixer tap and shower attachment, part tiled walls, Velux window.

