



## 17 Canning Street, Liverpool, L22 8QS

Asking Price £250,000

A fantastic opportunity to acquire a LARGE THREE BEDROOM terraced character property, with original features including ornate cornices and HIGH CEILINGS. This is a wonderful opportunity to purchase a substantial home of CHARACTER that is ready to move straight into, while still offering excellent potential to update and possibly reconfigure to create a FOURTH BEDROOM if desired.

The accommodation is both spacious and versatile. To the front, a welcoming lounge is enhanced by a large bay window, filling the room with natural light. A second substantial reception room provides an ideal formal dining space, perfect for entertaining or family gatherings. The kitchen is well laid out and features a practical breakfast bar area, creating a sociable hub at the heart of the home.

To the first floor, there is a spacious family bathroom with an adjoining laundry room for added convenience. The property offers two generous double bedrooms along with a further good-sized single bedroom.

Externally, there is a sunny rear yard providing a pleasant outdoor space with minimal maintenance. Ideally located close to the BEACH, local shops and the train station, the property combines lifestyle and convenience in equal measure. Early viewing is highly recommended.



## Hall

## Lounge

15'6" x 14'1" (4.74 x 4.30)

Large front room flooded with light from bay window, fitted carpet

## Dining Room

13'6" x 12'2" (4.13 x 3.71)

With window to rear aspect, fitted carpet, chimney breast.

## Kitchen

16'6" x 10'10" (5.05 x 3.32)

Breakfast bar area, understairs storage area. Range of base and high level white fitted cupboards, stainless steel sink with drainer, NEW integrated dishwasher. Two windows to rear and back door to yard. Easy clean cushion flooring.

## Landing

Large Velux window creating a bright space.

## Bathroom

10'10" x 7'0" (3.32 x 2.15)

Full-size bath with over electric shower, concealed plumbing WC and vanity unit. Window to rear aspect.

## Laundry/Utility

9'6" x 8'6" (2.90 x 2.60)

Plumbing for washing machine and space for separate tumble dryer, fitted unit and boiler. Large storage cupboard ideal airing cupboard. Leads through to family bathroom.

## Bedroom 1

13'6" x 12'2" (4.13 x 3.71)

DOUBLE

## Bedroom 2

12'4" x 11'5" (3.78 x 3.50)

DOUBLE

## Bedroom 3

9'1" x 7'9" (2.77 x 2.37)

SINGLE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		71	81
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR  
656 sq.ft. (61.9 sq.m.) approx.



1ST FLOOR  
654 sq.ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA: 1310 sq.ft. (122.6 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, ceilings, rooms and other parts are approximate and it is recommended that you verify the measurements of any room before purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency at the time.  
Made with SketchUp 2020.



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