



NICHOLSON  
H O M E S

PETER

ROAD

LIVERPOOL, L4

FOR SALE - NEWLY RENOVATED  
ULTRA-MODERN 2 BEDROOM END  
TERRACE HOME.



NICHOLSON  
HOMES

**We are excited to offer this newly renovated ultra-modern 2 bedroom end terrace home. A benefit of this property is that it comes with the furniture and appliances, a true turn key purchase. It is ready to be lived in.**

**In a quiet, yet sought after location with local schools, is this exceptional 2 bedroom, virtual freehold house.**

**Meticulously renovated by the current owners, this fantastic property has an abundance of living space which has been thoughtfully completed with some fantastic and unique features. An illustration as to the careful attention to detail is noticed upon entry. The door access is by Yale Keyless Conexis Smart Door. No more forgotten keys, you can access with a fob or your phone app and is ultra secure. Once entered the door will lock itself and alert you.**



South facing  
garden



Signature  
Lighting Scheme

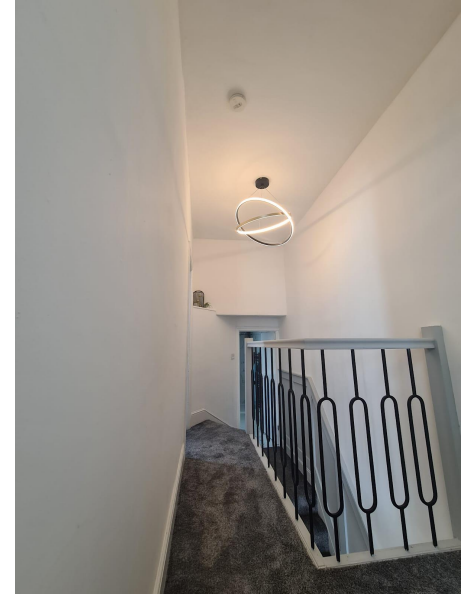


Finished to a high  
internal specification





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**In brief this residence consists of large entrance hall leading though to an open plan living and dining, with patio doors leading to a south facing low maintenance garden, giving it LA vibes for the discerning resident. The garden boasts decking, outside power points, bench seating and timber panelling infilled with trellis.**

**The entrance in itself gives a feeling of grandeur with wall panelling and LED designer lighting to both levels. The handrail and bannister is in keeping with the modern yet homely feel with wrought iron spindles, which are often present in houses of greater value.**

**The open plan area boasts 2 fully tiled chimney breasts in the sought-after calacatta effect grey vein. This feature alone makes this home one of a kind. The ceilings boast industrial gold light fittings with glass blown chandeliers giving it a warm but modern feeling.**



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The kitchen is complete with high-grade appliances, hidden fridge-freezer, washer dryer as well as an integrated wine cooler.

Upstairs is the master bedroom spanning the width of the house with stunning drop ceiling bedside lights and a central industrial chandelier to match. High level of craftsmanship is portrayed with meticulous featured walls with design-led paneling.

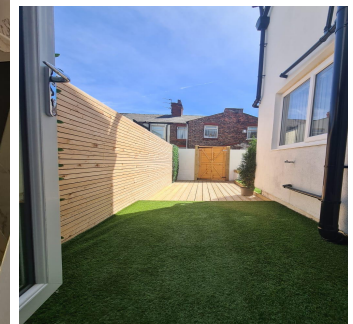
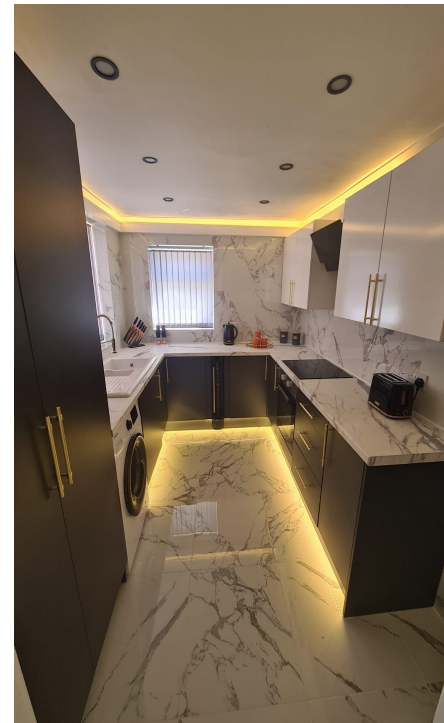
There is a large secondary double bedroom with featured wall panelling to the headboard walls with continuity in lighting theme from the master bedroom.

One of the stand out features of this home has to be the bathroom. Large in size it accommodates an egg free standing bath tub which is back-lit with LED lighting and free standing tap in matt black. There is also a walk in shower with blacked out glazing and a black gloss shower tower offering not just waterfall showering but also massage jets.

The vanity unit in itself is something special. The basin stands on a fully tiled platform and lit by a mains power LED mirror which also tells the temperature and time. No expense has been spared with an LED back lit silent extractor fan.

The property is double glazed throughout with new gas central heating boiler fitted.

Video tour available.





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HOMES

## LOCATION

61 PETER ROAD,  
LIVERPOOL, L4 3RT, UK

### PETER ROAD TO:

ANFIELD STADIUM - 1.8 MILES

GOODISON STADIUM - 0.7 MILES

LIVERPOOL ONE - 3.3 MILES

ALBERT DOCK - 3.6 MILES

KIRKDALE TRAIN STATION - 0.7 MILES

LOCATED CLOSE TO VARIOUS SUPERMARKETS

M62 5 MILES

GREAT CONNECTIVITY



An array of  
restaurants and  
retail amenities



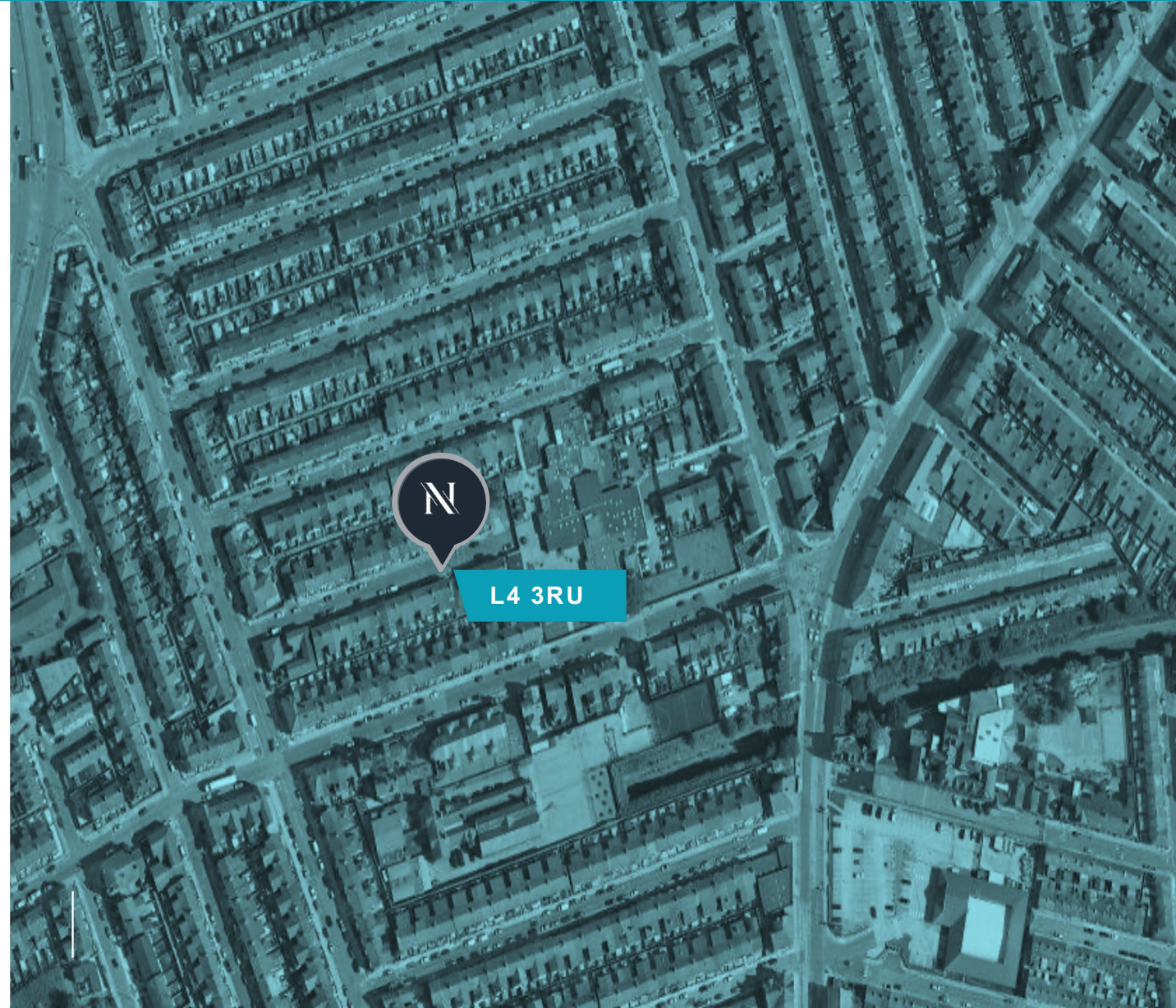
Excellent access to  
the public transport  
network



Close to  
Liverpool ONE  
Shopping Centre



1 mile to the  
M6  
motorway



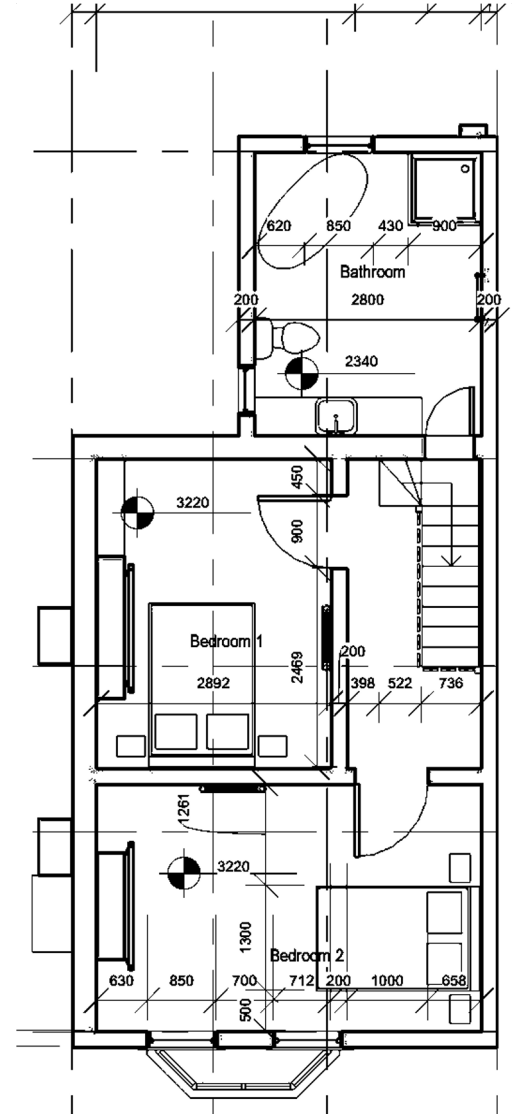
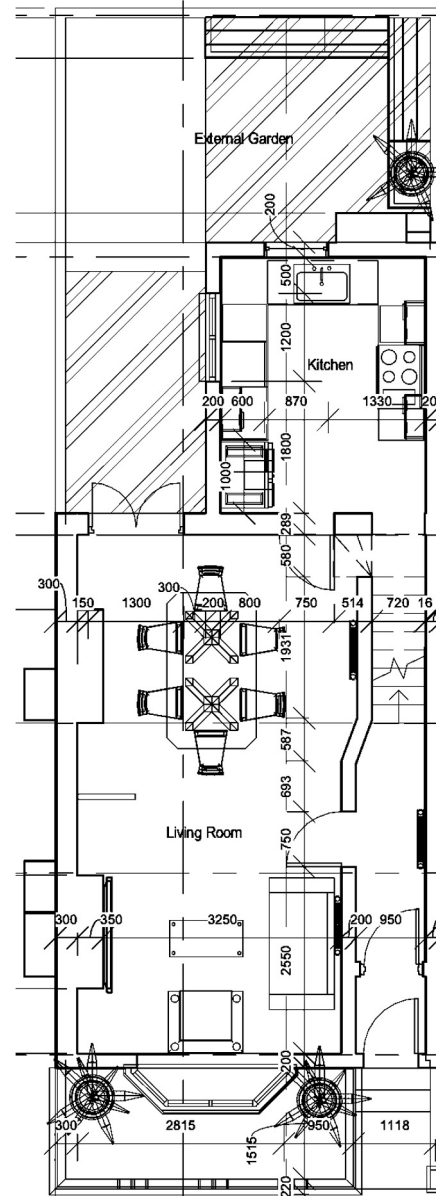


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# FLOORPLANS

GROUND FLOOR &  
UPPER FLOOR





NICHOLSON  
HOMES



61 Peter Road  
LIVERPOOL  
L4 3RT

Energy rating

D

Valid until  
1 June 2032

Certificate number  
6032-9926-9100-0149-6206

#### SALES / TERMS

Upon application.

#### VAT

VAT is not payable on the purchase price.

#### LEGAL COSTS

Each party will be responsible for their own legal costs.

#### VIEWING

Strictly by prior appointment with the letting agent.

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