



LUXURY

3 RIVERSIDE VIEW

FULWOOD PARK,
AIGBURTH L17 5AT



3 RIVERSIDE VIEW, FULWOOD PARK, AIGBURTH L17 5AT

TOTAL APPROX ACCOMMODATION 3,214 SQ FT

POSITIONED WITHIN ONE OF AIGBURTH'S MOST PRESTIGIOUS ADDRESSES, THIS FULLY RENOVATED RESIDENCE PAIRS REFINED INTERIORS WITH RESORT-STYLE LEISURE. FROM ITS BESPOKE KITCHEN TO THE HEATED POOL, TERRACES, AND SUNKEN HOT TUB, EVERY DETAIL HAS BEEN CREATED FOR A LIFESTYLE OF COMFORT AND SOPHISTICATION.



SCAN TO
VIEW OUR
VIDEO TOUR.

expluxury.uk.com

DRIVING DISTANCES

- SEFTON PARK: 3 MINS
- OTTERSPOOL PROMENADE: 3 MINS
- NEAREST TRAIN STATION: 4 MINS
- NEAREST BUS STOP: 15 MINS WALK
- ALLERTON GOLF CLUB: 10 MINS
- LIVERPOOL CITY CENTRE: 15 MINS
- M56, M57, M62: 10-15 MINS
- M6: 30 MINS

ACCOMMODATION IN BRIEF

- Entrance foyer
- Sitting room
- Lounge with dining
- Kitchen with dining/ living
- Separate utility room
- Boot room
- Cloakroom/WC
- Primary bedroom with dressing room, ensuite & balcony
- 3 Further bedrooms (1 ensuite)
- Family size bathroom



OUTSIDE

- 0.29-Acre plot
- Expansive stone driveway
- Parking for 4+ vehicles
- Integral double garage
- Open lawn to front
- Swimming pool (heated) with thermal cover
- Sunken hot tub
- Expansively decked terraces (composite)
- Inbuilt stone bench seats with tables
- Lawn to rear of with mature trees
- Fenced borders to rear
- Outdoor garden lighting
- CCTV, security lighting, alarm



THE PROPERTY

Behind its well-dressed frontage, this outstanding Aigburth home unfolds with a sense of scale and versatility that sets it apart. Generous reception rooms flow with ease, while luxury features such as a bespoke kitchen, full height glazing with remote blinds, integrated sound system and a balcony terrace from the primary suite bring contemporary luxury.

To the rear, the landscaped plot is designed around leisure and entertaining, with expansive decking, stone seating, a heated pool, and a sunken hot tub are all enclosed by mature greenery for privacy.

A property of distinction, it combines standout kerb appeal with an exceptional and exclusive lifestyle setting.





GROUND FLOOR

An impressive start is made as a Rock door opens into a wide, light-filled foyer where an oak staircase rises stylishly and neutral wood-effect laminate flooring runs through the majority of the ground floor, setting a clean and contemporary feel. Just off the hall sits a spacious cloak and boot room, half-tiled for a refined finish and paired with a smart downstairs WC, a practical combination that makes everyday family life easier. To the front, a versatile snug with plantation shutters provides a quieter retreat, currently used as a TV room but equally well-suited as a study or home office. This room, like much of the home, is enhanced by the integrated sound system.

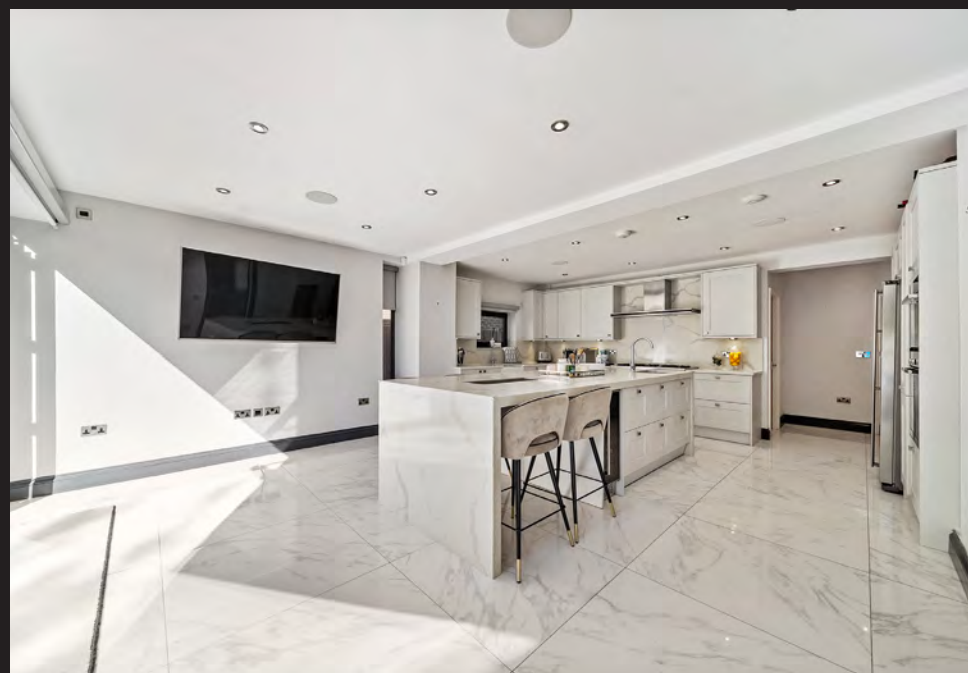
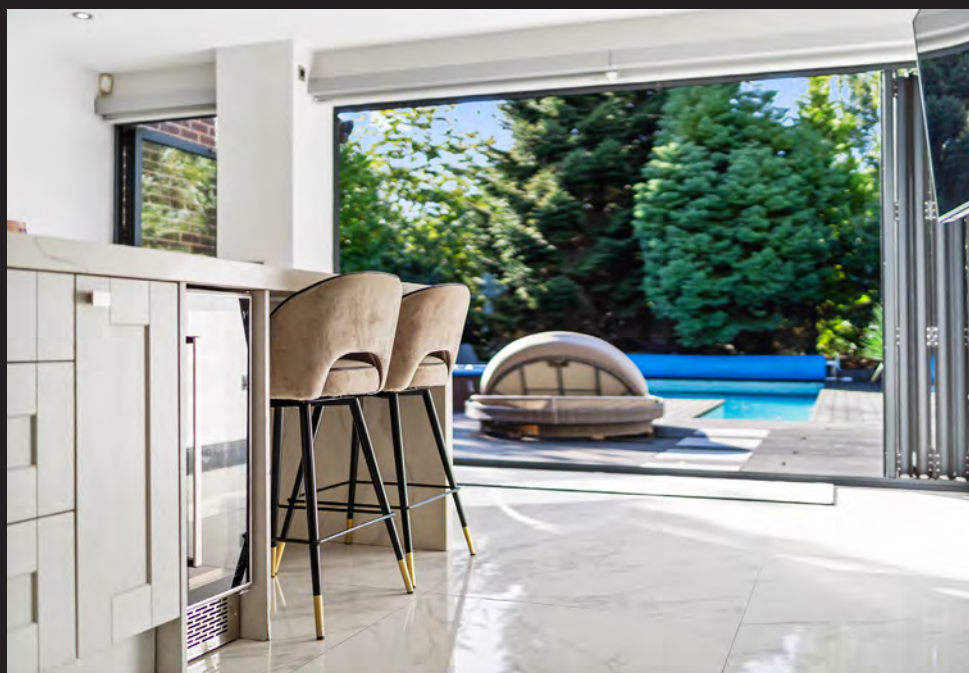
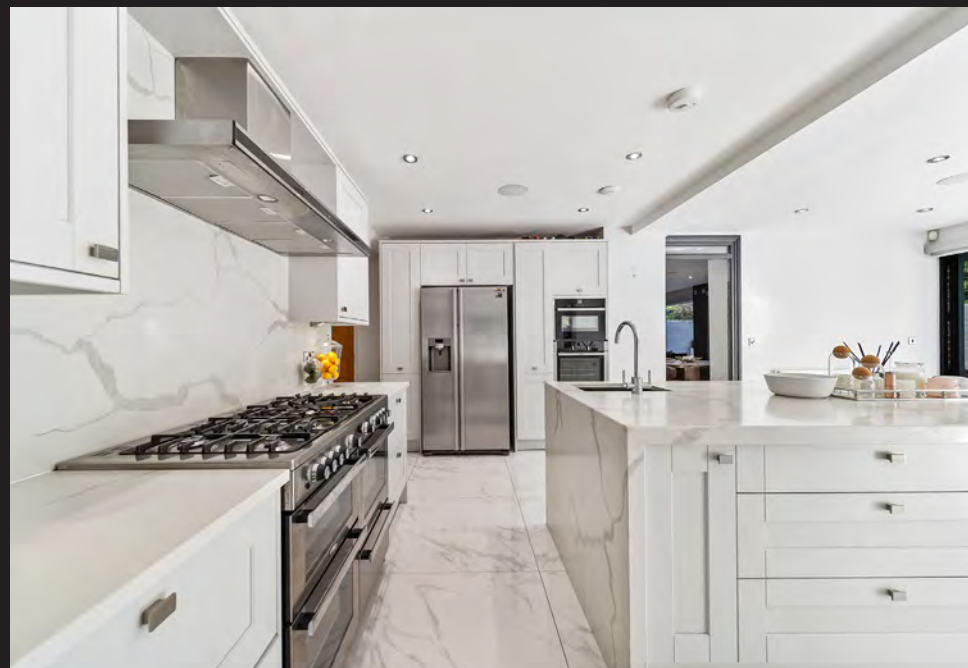
From the foyer, glazed double doors open directly into the expansive open-plan lounge and dining space that stretches across the rear of the property. Full-height glazing, complete with remote blinds, frames views of the terraces, garden, and pool, while twin sets of bi-fold doors connect indoors to outside with ease. A contemporary double-sided gas fire acts as a natural divider between the lounge and the more formal dining area, bringing both warmth and architectural interest. With the integrated sound system here too, this is a setting equally at home hosting lively gatherings or quiet family evenings.

The kitchen connects directly from the lounge through a glazed door, maintaining the sense of light and flow. Further bi-fold doors and a full-height glazed door also open to the terrace and pool area, reinforcing the link to the garden. The cabinetry is designed with bespoke white units topped with marble-effect quartz counters, complemented by a central island with an under-counter sink that pairs perfectly with the main Belfast sink that can be found along the main run. There is abundant storage with integral ovens and dedicated space for a double gas range, as well as a large American-style fridge freezer. The room is large enough to accommodate a smaller dining set or a casual seating area with TV point, making it a natural hub where children can be nearby while meals are prepared. Soft, neutral porcelain floor tiles bring both durability and style. Adjoining the kitchen, a generous utility room mirrors the cabinetry and counters, creating an ideal space for laundry and household organisation.













FIRST FLOOR

A galleried landing, enhanced with integrated sound, sets the style for the modern upper level and leads to four well-proportioned bedrooms. The primary suite is conceived as a private retreat, carpeted for comfort and opening onto a full-length balcony terrace with clear balustrades that overlook the pool and gardens below. Accessed via double bi-fold doors or a full-height glazed door which are all fitted with remote-controlled blinds, the balcony extends the bedroom into a fabulous indoor/outdoor space.

Within the suite, a walk-in wardrobe provides excellent storage, while the ensuite bathroom is amazing in scale and design. Fully tiled and styled for luxury, it features a double spa bath, twin vanity basins, and a generous walk-in shower, creating the perfect setting for everyday indulgence.

The three additional bedrooms are finished with the same neutral wood-effect laminate flooring as the ground floor, ensuring continuity throughout. One bedroom benefits from its own en-suite shower room, styled with the same modern tiling as the primary suite, while two of the rooms include fitted wardrobes. The family bathroom is equally spacious and well-designed, fully tiled with a large bath, walk-in shower, vanity basin, and WC. Bright and practical, it provides a smart and functional space for a busy family lifestyle.













OUTSIDE

The front approach, set back within leafy Fulwood Park, provides ample parking on a generous stone driveway, complemented by a remote entry double garage with open front lawn with Mediterranean olive trees. To the rear, the garden is a private and expansive outdoor setting designed for both recreation and relaxation. At its centre, a heated swimming pool with thermal cover is large enough for generous laps as well as family fun. Wide terraces with composite decking surround the pool, offering multiple spaces for lounging and dining, while built-in stone seating and tables adds both character and function. A sunken hot tub extends the leisure appeal, making the garden as suited to quiet evenings as it is to 'full-on', summer parties.

Beyond the terraces lies a neatly kept lawn, ideal for children to play or pets to roam. The plot is enclosed by secure composite fencing and framed with mature trees and established shrubs, ensuring privacy. Despite its scale, the garden has been designed for easy maintenance, balancing greenery with practical hard surfaces. Altogether, it provides a good combination of space, seclusion, and lifestyle, making it a tremendous extension of the home.



Ideal for buyers wanting a home that feels both select and effortless, it brings together privacy, practicality, and a setting that's hard to rival. With every detail carefully considered, it's a move-in ready property offering a standard of living seldom available.





ABOUT THE AREA

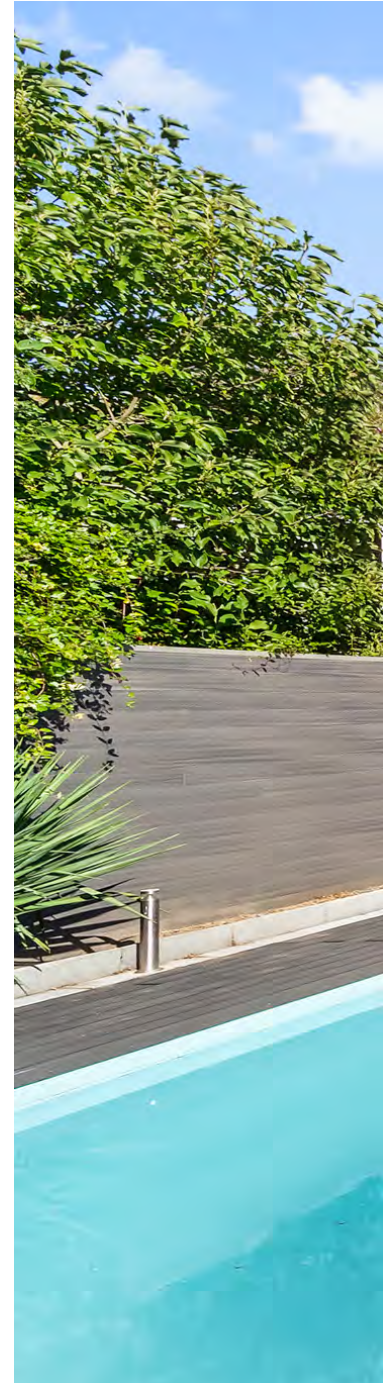
Set within the exclusive Fulwood Park conservation area, Riverside View offers a wonderful balance of tranquillity and convenience. Aigburth is one of Liverpool's most desirable residential neighbourhoods, with leafy streets and elegant period and luxury homes. Families benefit from an abundance of green space, including Sefton Park and Otterspool Promenade just minutes away which are perfect for walking, cycling, and outdoor sports. Excellent local amenities, independent shops, cafés, and restaurants sit alongside health and fitness centres, while Liverpool city centre is only a short drive, offering world-class culture, shopping, and entertainment.

TRANSPORT

Riverside View is exceptionally well connected. The area enjoys excellent road links, with easy access to the M62, M57, and M56 motorways, linking to the wider North West and beyond. Aigburth and St Michael's train stations provide direct services into Liverpool city centre in under 15 minutes, while by car the city can be reached in around 15 minutes. A reliable local bus network further enhances connectivity across the region. For travel further afield, Liverpool John Lennon Airport is under 20 minutes away, and Manchester Airport can be reached in under an hour.

SCHOOLS

Families are spoilt for choice with an excellent range of nearby schools. Within a 5-minute drive are St Charles' Catholic Primary and St Michael-in-the-Hamlet Community Primary, both rated Good by OFSTED. Outstanding secondary options include Palmerston School and Auckland College, just 5–7 minutes away, while Liverpool College—publicly funded yet independent—is only 6 minutes by car. The prestigious Blue Coat School is also within a 10-minute drive. For those seeking independent education, highly regarded schools such as Carleton House, The Belvedere Prep, Christian Fellowship School, and Lakeside School for special needs are all easily accessible within 5–20 minutes.





PROPERTY INFORMATION

Tenure: Freehold with vacant possession.

Services: Mains gas, electricity, mains water, gas central heating, superfast broadband (estimated), integrated sound system, alarm, CCTV, security lighting.

EPC: C

Council Tax Band: G

Flood Risk:

Rivers & Seas: very low
Surface water: very low.

Local Authority:

Liverpool City Council
Tel: 0151 233 3000

Viewing: Strictly by appointment with Karl Ormerod.
Tel/WhatsApp: 07443 645157.

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller. Brochure by kameleonagency.com

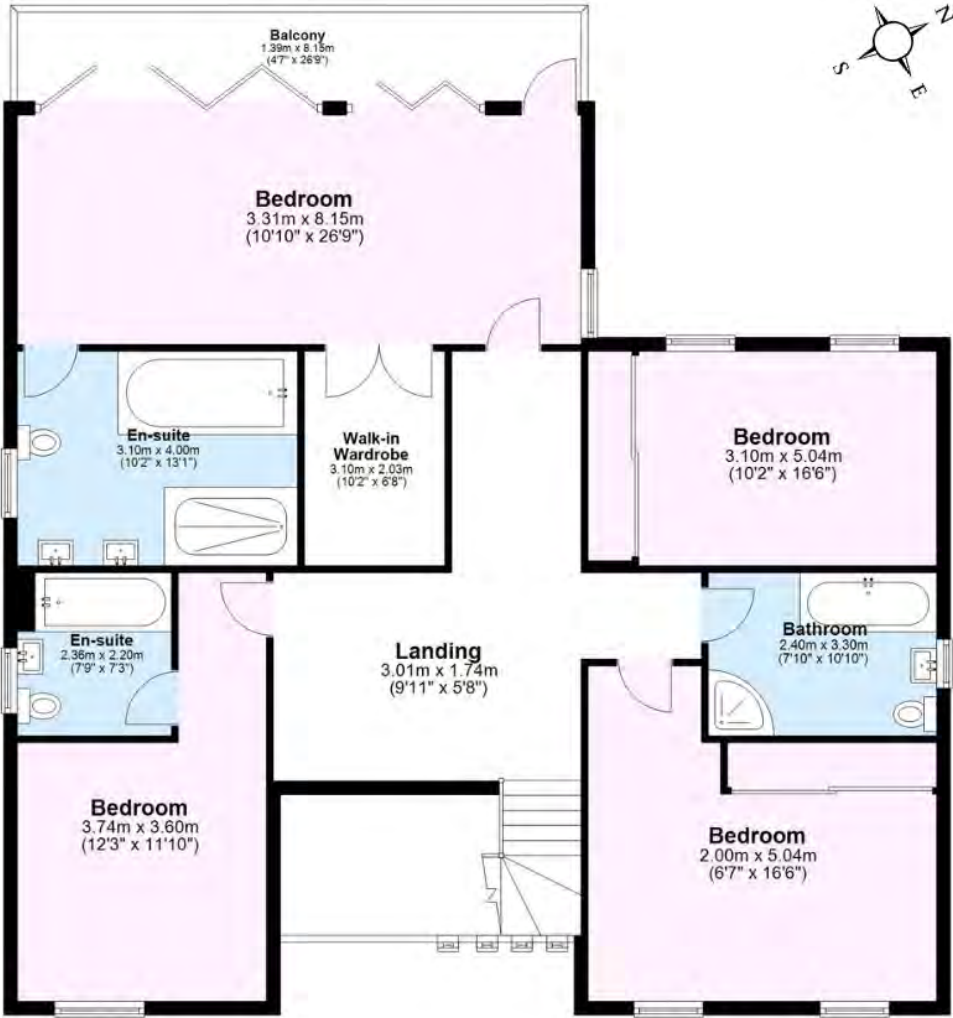
3 RIVERSIDE VIEW, FULWOOD PARK, AIGBURTH L17 5AT

TOTAL APPROX ACCOMMODATION 3,214 SQ FT



GROUND FLOOR

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.



FIRST FLOOR

LUXURY HOMES DESERVE
EXCEPTIONAL RESULTS.

Contact me to arrange
your personal viewing.

KARL ORMEROD

07443 645157

karl.ormerod@exp.uk.com

exp[®]

LUXURY

expluxury.uk.com

