



## 10 Acer Leigh

Aigburth, Liverpool, L17 5BN

Offers in excess of £600,000



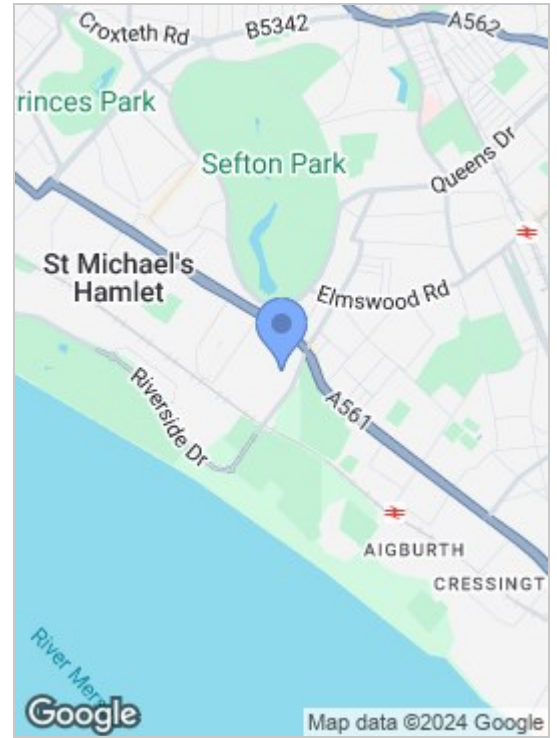
This stunning three-bedroom detached property offers spacious living and is ideal for families seeking a comfortable home in the sought-after area of Liverpool, L17. The ground floor boasts a welcoming entrance hall leading to a generously sized lounge, perfect for relaxing or entertaining, with double doors opening onto the garden. The dining room offers a bright space for family meals, adjacent to a modern kitchen and dining area, which provides plenty of room for cooking and hosting. The ground floor also includes a utility room and a large double garage, adding extra convenience and storage options.

Upstairs, the property features three well-proportioned bedrooms, including a master suite complete with its own en-suite bathroom for added privacy. The remaining two bedrooms are served by a family bathroom, ensuring plenty of space for family members or guests. The landing area offers a sense of openness, further enhancing the spacious feel of the home. The second bedroom also benefits from an en-suite bathroom, making it a versatile space for guests or older children.

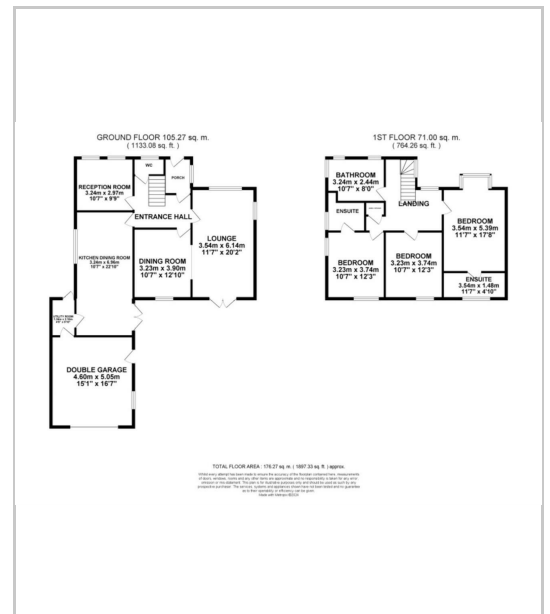
Externally, this home is surrounded by a good-sized garden, providing ample outdoor space for relaxation or entertaining during the warmer months. The property also benefits from a private gated entrance and a large double garage, offering both security and convenience. With its excellent transport links to Liverpool city centre, top-rated local schools, and nearby parks, this property represents an ideal blend of suburban tranquillity and city access.



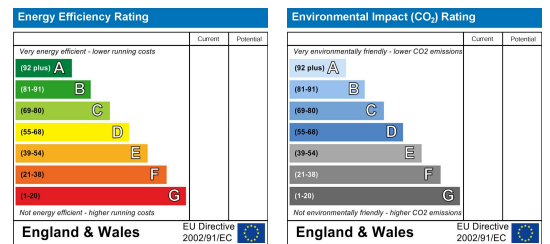
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

82 Coronation Road, Crosby, Liverpool L23 5RH

6 Allerton Road, Mossley Hill, Liverpool, L18 1LN

2 Chapel Lane, Formby, Liverpool, L37 4DU

Tel: 0151 909 3003

Email: crosby@abode.group.co.uk

Web: www.abode-group.co.uk

Tel: 0151 601 3003

Email: allerton@abode-group.co.uk

Web: www.abode-group.co.uk

Tel: 01704 827 402

Email: formby@abode-group.co.uk

Web: www.abode-group.co.uk