



Barchester Drive, Aigburth, Liverpool, L17 5BZ

- Fabulous Four Bedroom Detached Residence
- In & Out Driveway Providing Substantial Off Road Parking
- Bespoke 'Noname' Kitchen & Convenient Utility Room
- Family Bathroom Suite, En Suite & Downstairs WC
- Underfloor Heating Throughout the House
- Boasting an Individually Designed Art Deco Style
- Grand Reception Entrance, Two Reception Rooms
- Generous Bedroom Accomodation
- Large Landscaped Rear Garden
- Solar Panels on Roof - Additional Income Towards Utilities!



Offers in Excess of £850,000



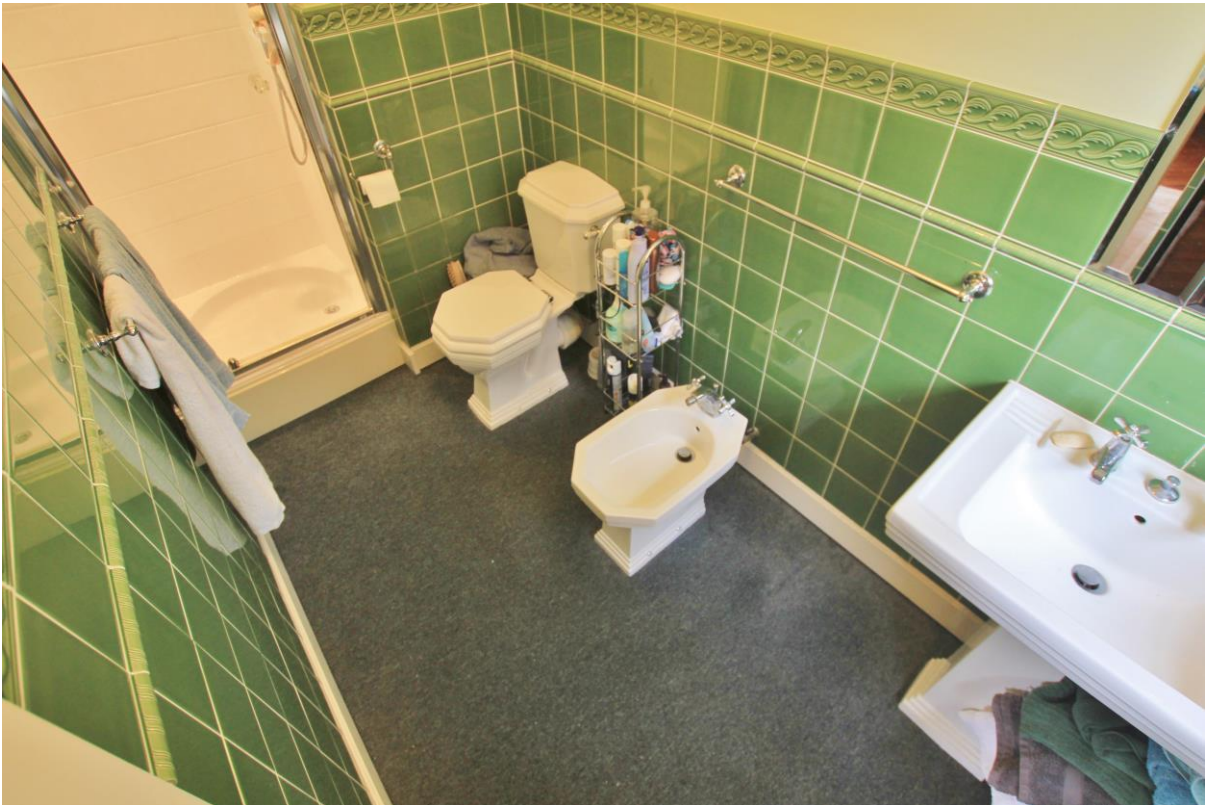














A rare opportunity has arisen within the sales market to purchase this individually designed art deco style four bedroom detached residence, perfectly located on Barchester Drive in the affluent suburb of Aigburth, L17. This property gem is finished to an exacting standard and was designed by local architect, Ken Worrall, who has contributed to the design of some of Liverpool's most iconic buildings - including the refurbishment of Liverpool's Philharmonic Hall.

Set behind two secure electric gates providing in and out access to an expansive driveway. Plenty of off road parking is available with the drive offering space for up to six vehicles. The bespoke railings and gates have been designed with the property in mind and are handcrafted to the highest of standards.

You are greeted into the property to a grand entrance reception that immediately sets the precedent for the remaining accommodation. This fabulous entrance showcases a fabulous sweeping staircase, striking original Parquet flooring and a stained glass window that perfectly complements the style of the property. From the hallway, you are guided into two delightful reception rooms which are perfect for gathering and relaxing with friends and family. The family lounge displays a newly installed gas fire which is set within an eye catching handmade marble fireplace – individually chosen by the owners.

Continuing to impress, there is a bespoke 'Noname' fitted kitchen which is complete with a comprehensive range of veneer wall and base units, a variety of integrated appliances and plentiful work surface space. Completing the ground floor is a convenient downstairs WC and utility room which offers additional storage space.

The tour of the home continues as you ascend to the first floor, where you will find four well-presented and proportioned double bedrooms. One of the bedrooms provides access to a private balcony area, whilst the master bedroom benefits from access to a private en suite shower room. Providing the finishing touches to the interior of the property is a large four piece family bathroom suite. Along with the en suite, this lovely bathroom boasts traditional Minton wall tiles.

Externally, to the rear of the property, there is a beautifully landscaped and expansive laid to lawn garden which enjoys a sunny aspect. Framed by a range of established greenery and colourful flowerbed borders, the garden enjoys a degree of privacy and seclusion. With a paved patio area - the garden provides the ultimate outdoor recreational space for the household to enjoy. There is also gated access from the rear garden to a large plot of land that offers substantial storage space as well a large garage.

The property also benefits from underfloor heating throughout and solar roof panels which are currently owned outright by the owners. The current agreement with British Gas is transferable to the prospective new owner and provides an annual income to fund gas, electric and water.

Further benefits/features to include:

- 8 Year old boiler which is serviced regularly.
- Underfloor heating pipes flushed in 2022.
- Full electric certificate / Newly installed lighting in 2022.
- New fence panels to all boundaries in 2020.
- Handmade windows & doors by 'Crittall Windows'
- Repairs to main roof & shed in 2020.

Location -

Aigburth is a genuinely varied area of Liverpool with plenty of local character, popular with students, investors, professionals and families. Property largely consists of traditional terraced housing (of all sizes) but with some large Victorian Villas around Sefton Park and apartments (both purpose built and converted) appealing to both the buying and rental market. At the heart of the area is Sefton Park, Grade II listed and covering a massive 235 acres it has something for everyone including the spectacular Victorian Palm House. Further open space can be found nearby at the Green Flag rated Greenbank Park. Connecting Aigburth Road to Sefton Park, Lark Lane attracts students, young professionals and families alike to its bohemian mix of shops, restaurants, bars, regular Farmer's Market and unique atmosphere. Further shopping is also available on Aigburth Road and there is no shortage of sport and leisure facilities, including Greenbank Sports Academy, Sefton Park and Liverpool Cricket Clubs, the Mersey Bowman Lawn Tennis Club and several Yoga and Martial Arts centres. Schools in the area are well regarded, including private schools, The Belvedere Academy and Auckland College and St Margaret's and St Hilda's C of E High Schools. Travel connections include Aigburth and St Michael's train stations, main bus routes along Aigburth Road and easy routes to John Lennon Airport and the M62.

Driveway - In & out driveway providing off road parking for up to six vehicles. Bespoke handmade railings and secure electric gates.

Entrance Hall - 27' 4" x 13' 0" (8.330m x 3.97m)

Metal double glazed door to front aspect, Parquet flooring, radiator, solid wood staircase to upper floors, individually designed stained glass window and front door.

Downstairs WC - WC, wash basin.

Reception One - 22' 0" x 13' 0" (6.704m x 3.97m)

Metal single glazed window to front aspect, Metal French doors to rear aspect, gas fire and surround, Parquet flooring.

Kitchen Diner - 16' 2" x 10' 4" (4.93m x 3.16m)

Metal single glazed window to side aspect, mix of wall and base units, sink and drainer, integrated oven x2, integrated hob, integrated dishwasher.

Reception Two - 12' 8" x 13' 0" (3.85m x 3.95m)

Metal single glazed window to rear aspect and French doors to side aspect, Parquet flooring.

Utility Room - 9' 5" x 9' 8" (2.86m x 2.95m)

Metal single glazed door to rear aspect, wash basin, boiler.

Garage - 18' 0" x 15' 5" (5.48m x 4.69m)

Electric up and over shutter

Landing - Parquet flooring.

Bedroom One - 21' 3" x 12' 11" (6.48m x 3.94m)

Metal single glazed window to front and rear aspect, Parquet flooring

Bedroom Two - 16' 3" x 13' 5" (4.95m x 4.10m)

Metal single glazed French doors to front aspect, Parquet flooring, access to private balcony area with bespoke handmade railings.

En Suite Shower Room - 9' 1" x 4' 11" (2.78m x 1.49m)

Shower cubicle, WC, bidet, wash basin.

Bathroom - 9' 9" x 12' 0" (2.97m x 3.665m)

Metal single glazed window to side aspect, wash basin, WC, radiator, bath.

Bedroom Three - 13' 0" x 12' 1" (3.97m x 3.68m)

Metal single glazed window to rear aspect, Parquet flooring.

Bedroom Four - 11' 11" x 10' 2" (3.64m x 3.09m)

Metal single glazed window to rear aspect, Parquet flooring, large hot water immersion heater.

Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.