



## North Sudley Road, Aigburth, Liverpool, L17 6BT

- Executive Five Bedroom Detached Family Residence
- Four Well Presented Reception Rooms
- Generously Sized & Beautifully Designed Bedrooms
- Secure Off Road Parking Behind Electric Gates with Garage
- Highly Desirable Residential Location
- Open Plan Lounge, Kitchen & Diner
- Contemporary Style, Fully Tiled Bath & Shower Rooms
- Landscaped Rear Garden with Patio Area



Offers in Excess of £1,000,000



















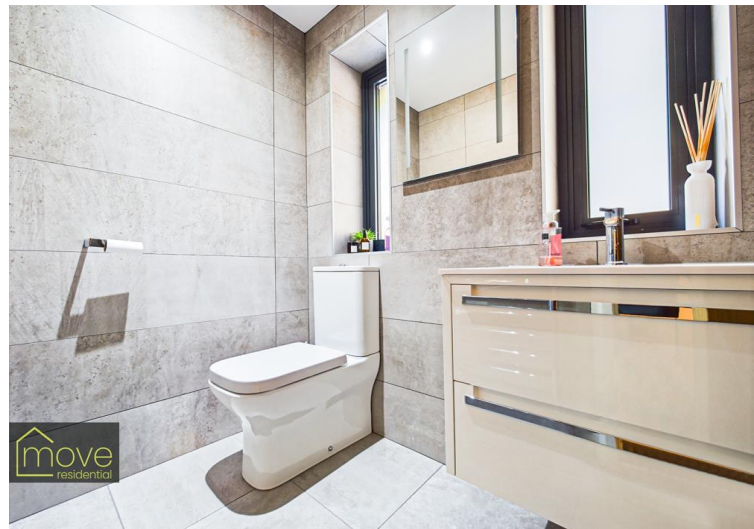






























## **Description**

Move Residential is delighted to showcase for sale this executive five bedroom detached residence, perfectly positioned on North Sudley Road in the highly desirable and affluent suburb of Aigburth, L17. Set on an expansive and beautifully maintained plot, the property enjoys generous living proportions throughout and is finished in a clean and contemporary decor with meticulous attention to detail.

Boasting the ultimate in kerb appeal, the property is set behind two secure electric gates that open to a large sweeping driveway which provides off road parking for several vehicles with a large double garage offering additional storage space. Upon entering the property, you are greeted to a grand entrance hallway that immediately sets the precedent for the remaining accommodation. From the hallway, you are guided into three substantial reception rooms, comprised of; an inviting family lounge finished in a bold and tasteful decor with plush carpeting throughout, a secondary reception area with impressive bi-folding doors that open out to the beautifully manicured rear garden, and a stunning formal dining room - perfect for entertaining guests and family mealtimes. Undoubtedly, the highlight of the home is the show stopping open plan lounge, kitchen and diner which runs the full length of the property. An ideal space for entertaining guests, the room offers a dedicated seating area with an eye catching fuel burner stove and a bespoke fitted kitchen complete with a range of stylish wall and base units with complementing work tops, a variety of high specification integrated appliances and plentiful work surface space which incorporates a central island unit perfect for casual dining. The space is flooded in natural light courtesy of the dual aspect windows, Velux windows and bi-folding doors that open to the rear garden.

The tour of the home continues to impress as you ascend to the first floor, where you will find five exceptionally well presented and generously sized double bedrooms. Each room is finished in a stylish design and is bathed in natural light. Two of the bedrooms further benefit from custom built fitted wardrobes. Concluding the interior of the property, is a luxurious four piece family bathroom suite with Jet spa bath tub and a separate family shower room which is finished with sleek complimentary ceramics to the walls and floor.

Encapsulating the house perfectly is the expansive and beautifully landscaped rear garden. Effortlessly marrying luxury with practicality, it is perfectly manicured with a lush green lawn, meticulously maintained flowerbeds and established greenery borders that provide privacy and seclusion. There is a large, smartly paved patio area, complete with a dedicated seating area for entertaining guests. The pièce de résistance of the patio is the firepit, which is sheltered by an awning that provides shade during the daytime. There is also a summerhouse, painted a soft shade of green that provides an alternative seating area for those who want to escape the sun and enjoy the tranquillity of the outdoors. Further benefits to the property include double glazing, gas central heating and an air conditioning system located in the open plan lounge, kitchen diner, the living room and three of the bedrooms.

**A viewing of this incomparable home is highly advised to appreciate the high quality luxury finish, generous living proportions and beautiful outside space this home has to offer.**



## **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.

**EPC to follow**

**Tenure – Freehold**

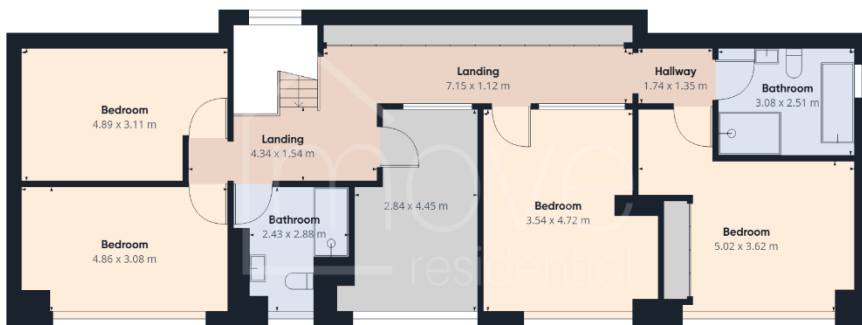
**Council Tax Band - F**





Floor 0 Building 1

Approximate total area<sup>(1)</sup>  
306.67 m<sup>2</sup>



Floor 1 Building 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**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.