

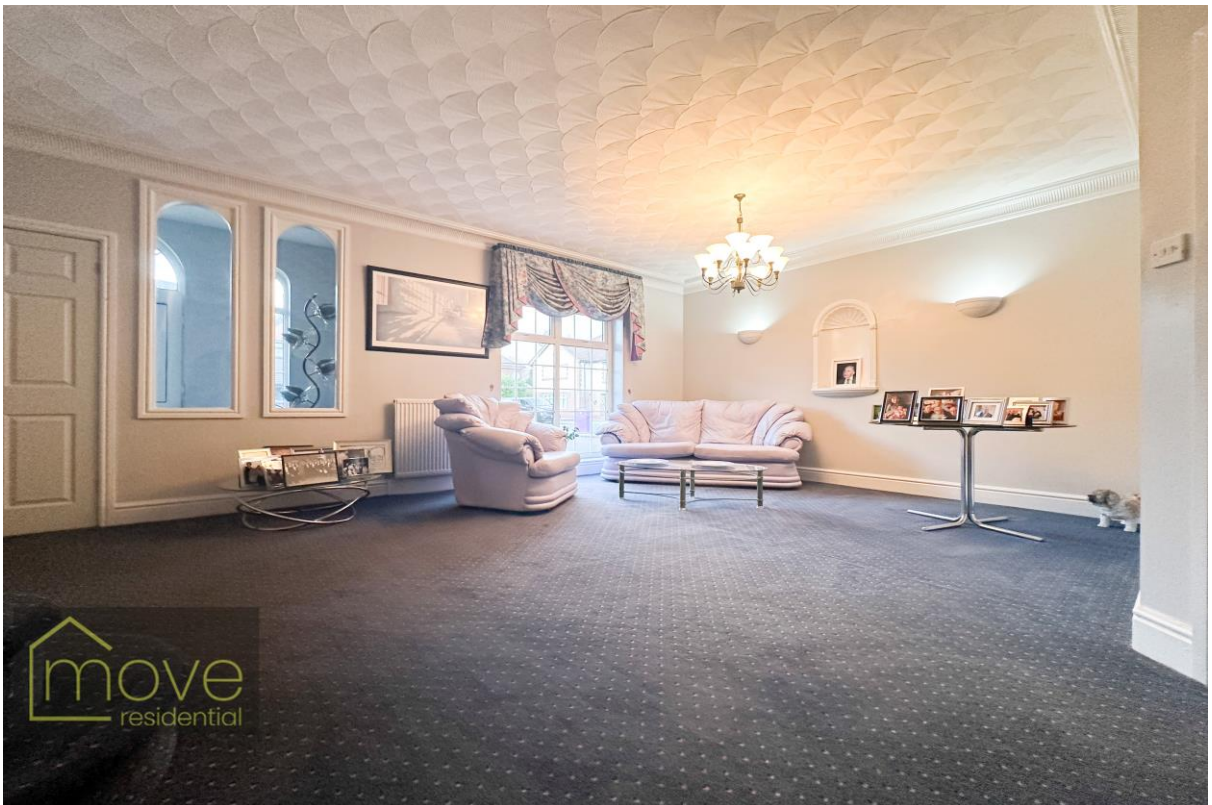


Barchester Drive, Aigburth, Liverpool, L17 5BZ

- Impressive Five/Six Bedroom Detached Residence
- Grand Entrance Reception & Through Lounge Diner
- Generously Sized & Well Presented Bedroom Accommodation
- Off Road Parking & Double Garage with Light & Power
- Ground Floor Double Doors Provide an Open Plan, Versatile & Spacious Layout
- Substantial Open Plan Kitchen & Dining Room
- Totalling 3420 Sq Ft - In the region of 3 times Size of Typical Sized House
- Landscaped Rear Garden with Paved Patio Area



Offers Over £710,000













move
residential











Description

Standing proudly on Barchester Drive in the highly desirable and affluent suburb of Aigburth, L17, is this impressive five/six-bedroom detached family residence, welcomed to the sales market courtesy of appointed agents, Move Residential. This imposing property enjoys a prime position on Barchester Drive and is set on an impressively spacious plot.

Boasting an attractive frontage with a smartly block paved driveway providing off road parking for several vehicles, you are greeted into the property to a grand entrance reception which sets the precedent for the remaining accommodation and provides an idyllic setting for welcoming and receiving guests. From the entrance reception, you are guided into a delightful through family lounge and formal dining room. The room is bright and airy and showcases an eye-catching feature fireplace and surround. At the heart of the home is the substantial fitted kitchen and diner. A wonderful setting for family mealtimes and entertaining guests, the kitchen is complete with a range of wall and base units, integrated appliances and plentiful work surface space which incorporates a breakfast bar area ideal for casual dining. The whole of the ground floor can be made seamlessly open plan via the double doors that divide each room, allowing for a versatile and spacious layout throughout the home. Completing the ground floor is a convenient cloak room with WC.

The tour of the home continues to impress as you ascend to the first floor via a fabulous galleried landing, where you will find five immaculately presented double bedrooms, one of which benefits from private en suite facilities. Bedroom two, which located to the left hand side of the property, is also currently utilised as a games room and is particularly generous in size. The room also benefits access to a private dressing room/office space. These two rooms offer the potential to be reconfigured into separate bedrooms, providing a sixth sizeable bedroom.

The tour of the home continues to impress as you ascend to the first floor via a fabulous galleried landing, where you will find five immaculately presented and generously sized double bedrooms, one of which benefits from private en suite facilities. The master bedroom suite is particularly generous in size and also enjoys access to an office space/walk in wardrobe - this room offers the potential to be reconfigured into two separate rooms, providing a sixth bedroom. Providing the finishing touches to this remarkable property is the four-piece family bathroom suite with a large round step up bathtub.

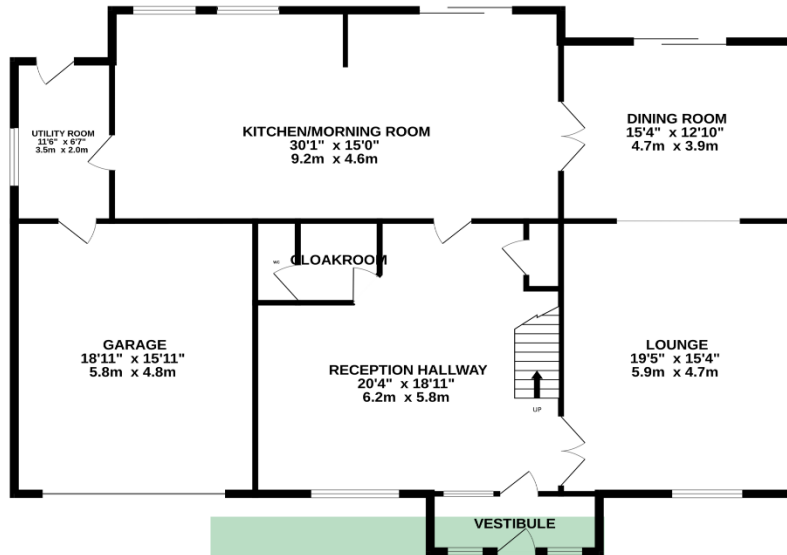
Externally, the property is further enhanced by its beautifully landscaped rear garden. Enjoying a sunny aspect, the garden is framed by a range of established greenery borders that provide privacy and seclusion. With a paved patio area ideal for alfresco dining and entertaining, this enviable garden provides the ultimate outdoor recreational space for the household to enjoy. Further benefits to the property include double glazing and gas central heating throughout.

Location

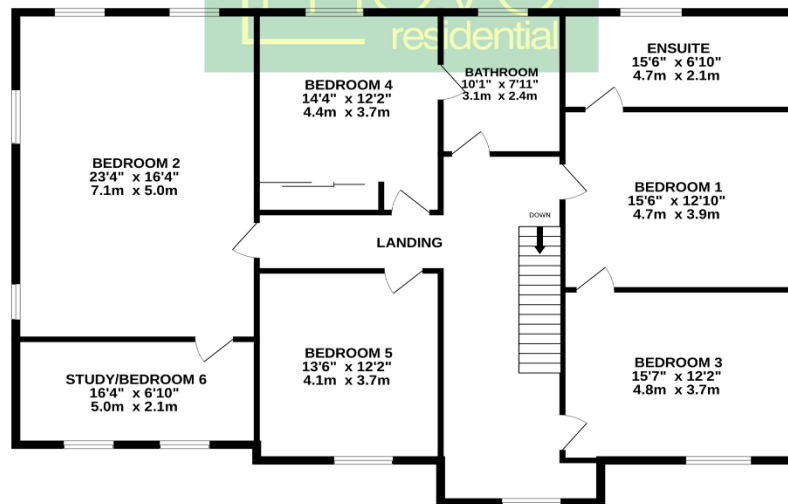
Aigburth is a genuinely varied area of Liverpool with plenty of local character, popular with students, investors, professionals and families. Property largely consists of traditional terraced housing (of all sizes) but with some large Victorian Villas around Sefton Park and apartments (both purpose 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
1762 sq.ft. (163.6 sq.m.) approx.



1ST FLOOR
1659 sq.ft. (154.1 sq.m.) approx.



TOTAL FLOOR AREA : 3420 sq.ft. (317.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.