



Gladeville Road, Aigburth, L17 6DE

- Charming Two Bedroom End Terrace Property
- Generously Proportioned & Beautifully Presented
- Spacious Kitchen With Fitted Base & Wall Units
- Luxurious Four Piece Family Bathroom Suite
- Located in Highly Sought After Area of Aigburth
- Entrance Hall & Bay Fronted Through Lounge
- Two Generously Sized & Bright Double Bedrooms
- Well Maintained Enclosed Yard to the Rear



£250,000



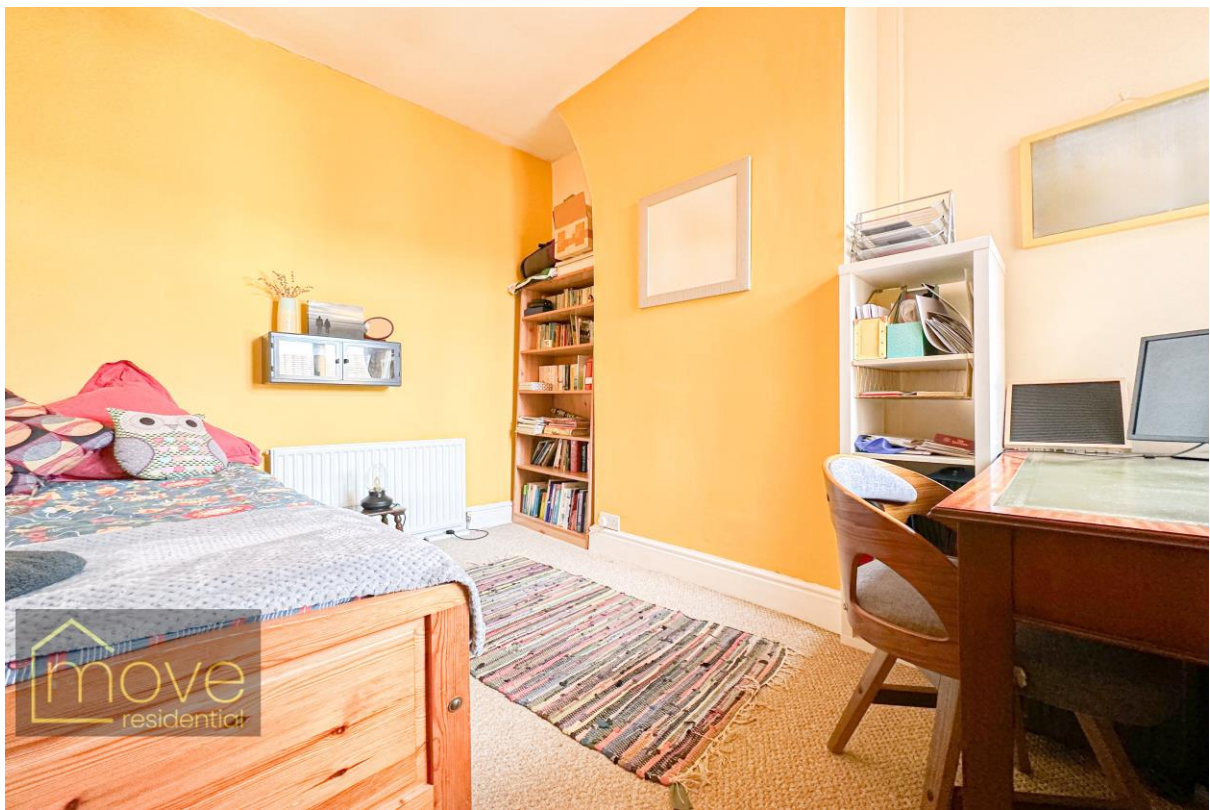
The logo for 'move residential' features a stylized house icon above the word 'move' in a lowercase, sans-serif font, with 'residential' in a smaller font below it.















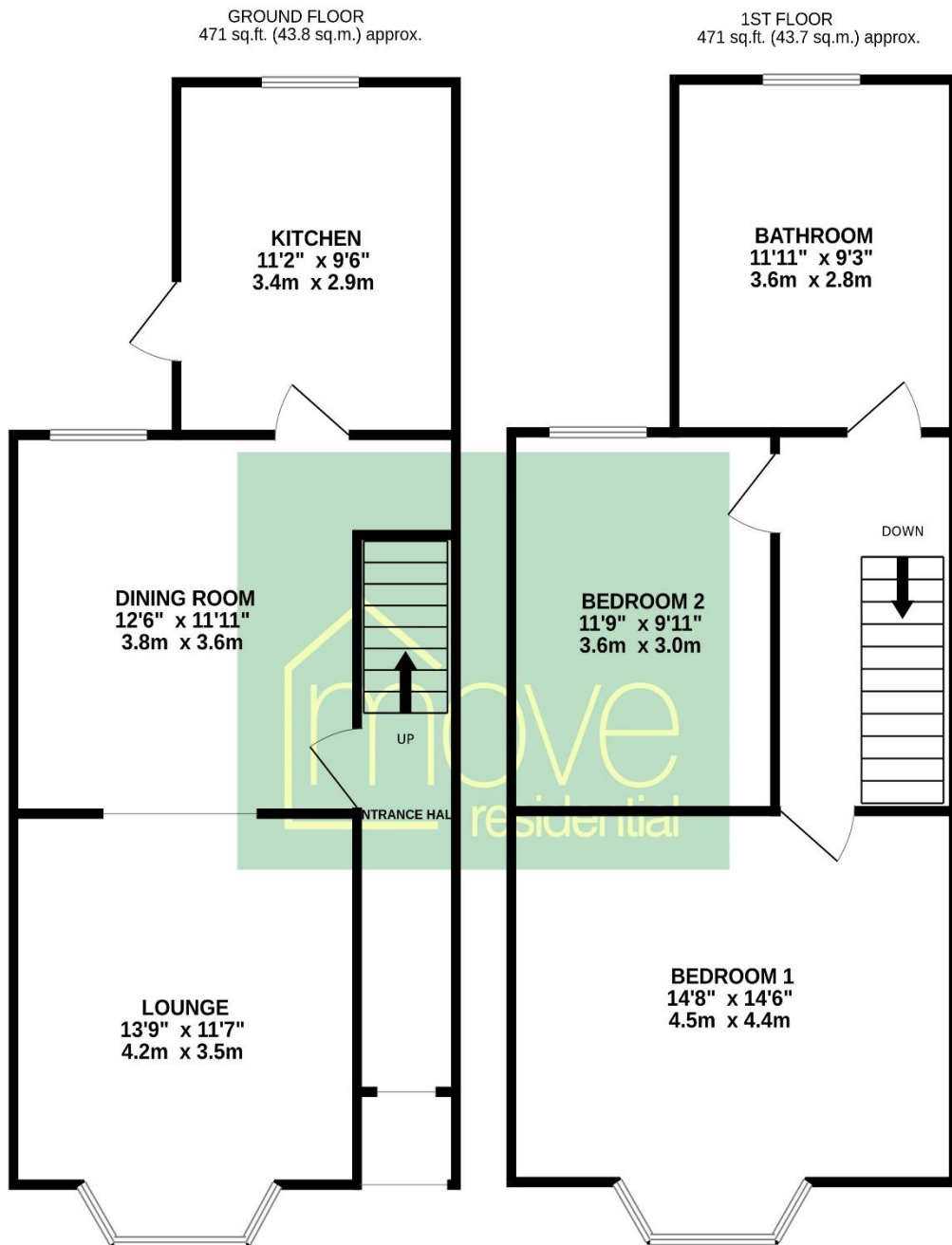
Description

Located in the highly sought after area of Aigburth, L17, is this charming two bedroom end terrace home, proudly brought to the sales market by appointed agents Move Residential. Enjoying a prime position on Gladeville Road, this property boasts an attractive frontage, and is generously proportioned and beautifully presented within, promising to make a perfect future home for a lucky buyer. An inviting entrance hall greets you into the property, leading into the welcoming and spacious through lounge, awash with natural light courtesy of the large bay window. This space has been tastefully decorated, featuring an eye-catching wood burner fireplace, and exquisite floorboards, giving the space a cosy yet stylish feel. The cottage style décor, which features throughout the property, continues into the far end of the lounge, which is currently in use as a delightful dining area. This flows seamlessly into the generously sized kitchen, complete with an array of stylish base and wall units with complementary wood style worktops offering plentiful surface space. Ascending to the first floor, this property continues to impress, offering two bright and well-proportioned double bedrooms, both finished to an impeccable standard, with the master also enjoying a bay window. The interior of the property is completed by a stunning and exceptionally spacious four piece family bathroom suite featuring contemporary style subway tiles, stylish patterned flooring, as well as a bath tub and separate shower cubicle. Externally, the property further benefits from a beautifully maintained enclosed yard to the rear, which presents an idyllic setting for al-fresco dining and outdoor entertaining.

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.

Floor Plan



TOTAL FLOOR AREA : 942 sq.ft. (87.5 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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EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

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.