



## Aigburth Road, Aigburth, L17 6AA

- Fantastic Four Bedroom Semi Detached Property
- Extended to High Standard & Well Maintained
- Open Plan Kitchen, Dining & Living Area & WC
- Four Piece Bathroom Suite & Large Loft Room
- Located in Highly Desirable Suburb of Aigburth
- Porch, Entrance Hall & Family Lounge & Utility
- Three Substantial Double Bedrooms & Single
- Expansive Garden, Driveway & Integral Garage



£535,000



































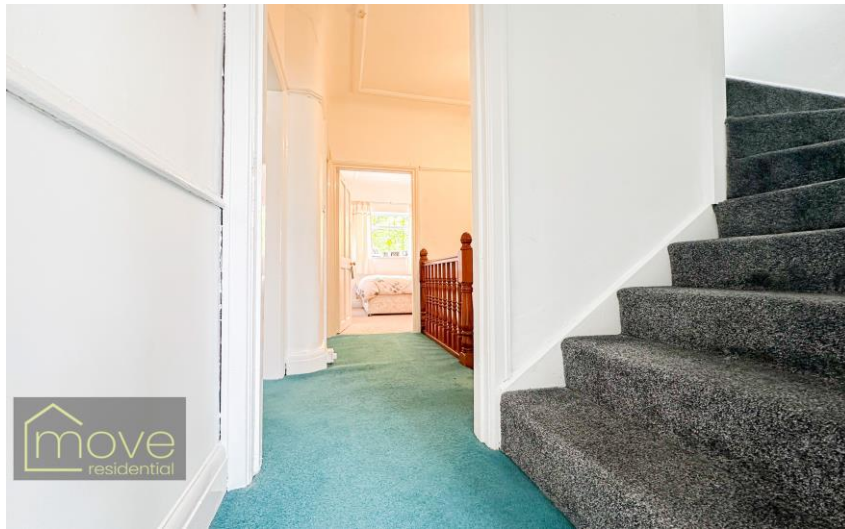




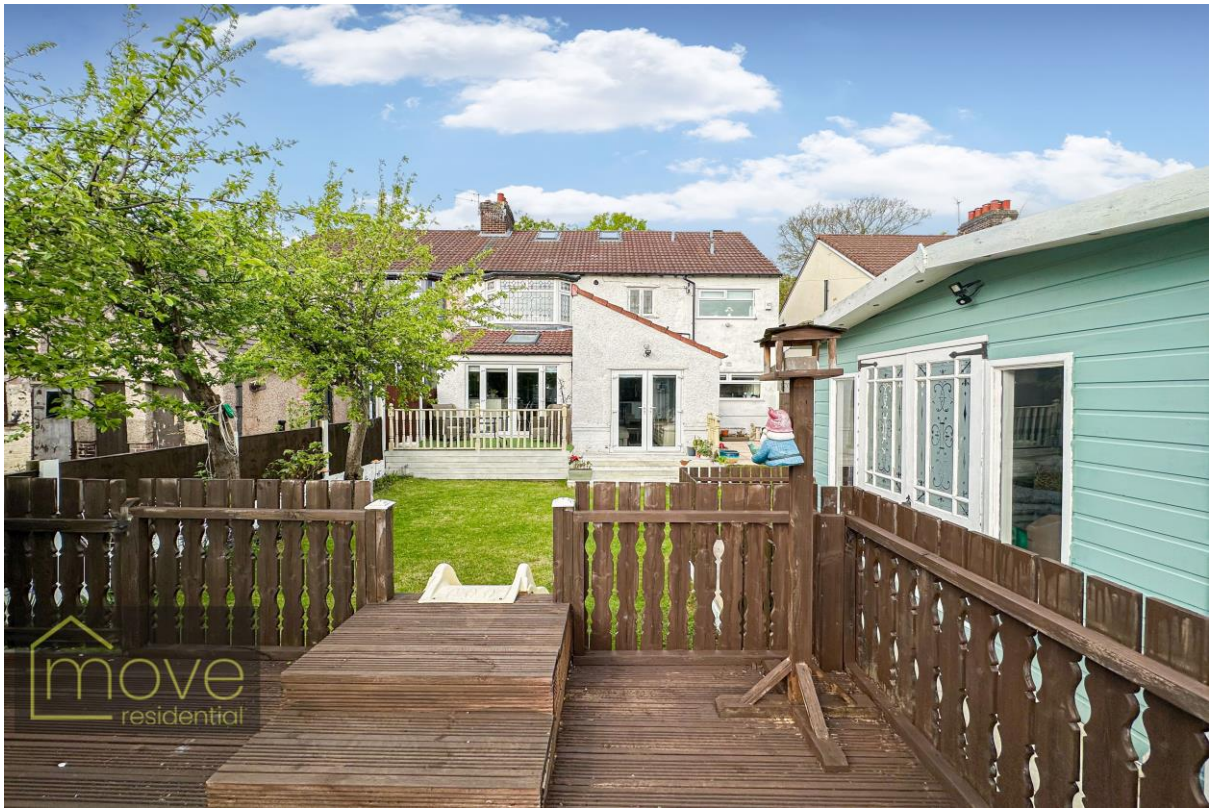


















## **Description**

Standing proudly on Aigburth Road in the highly sought-after suburb of Aigburth, L17, is this fantastic four bedroom semi detached home, welcomed to the sales market courtesy of appointed agents, Move Residential. The property boasts an attractive frontage, and has been heavily extended, offering extremely generous living proportions which have been beautifully maintained throughout, promising to make an exceptional future home for a lucky family. You are greeted into the property by an inviting entrance hall which features bold and stylish flooring, leading through to a welcoming and spacious family lounge. Awash with natural light courtesy of an ornate bay window and boasting a stunning feature fireplace, this elegantly decorated room presents the perfect setting for relaxing with family and friends. This is followed by the open plan kitchen and dining space which is certain to impress. The kitchen is complete with a vast range of sophisticated fitted base and wall units, complementary worktops providing plentiful surface space, and sleek integrated appliances. The elegant décor continues into the dining area, which also boasts a fabulous feature fireplace, providing a delightful space for enjoying family mealtimes and entertaining guests. This flows seamlessly into a spectacular conservatory area which offers a bar and additional seating space, flooded with natural light by the skylights above, completing this as the ultimate sociable entertaining space. Concluding the ground floor is a convenient utility room and WC. As you ascend to the first floor, you will find the generously sized master bedroom, accommodated by an extension over the garage, benefitting from an en-suite WC, along with two further substantial double bedrooms, and a well-proportioned single room. The sleeping accommodation is all finished to a high standard receiving plenty of natural light. This floor further benefits from a vast and contemporary style four-piece family bathroom suite, featuring a fabulous clawfoot bathtub. A staircase provides access to the pinnacle of the property, where you will discover a spacious and well-presented loft room, with skylights illuminating the space in daylight. Externally, to the rear of the home, there is an expansive garden, which presents the ultimate outdoor space for the whole household to enjoy. The vast and neatly maintained lawn is ideal for enjoying family recreational activities, and the two raised decking areas provide the perfect spot for al-fresco dining and entertaining. The garden further benefits from an outhouse, which is currently in use as an office. To the front, a smarty presented driveway provides ample off-road parking, and the property further benefits from an integral garage offering additional storage space.

## **Location**

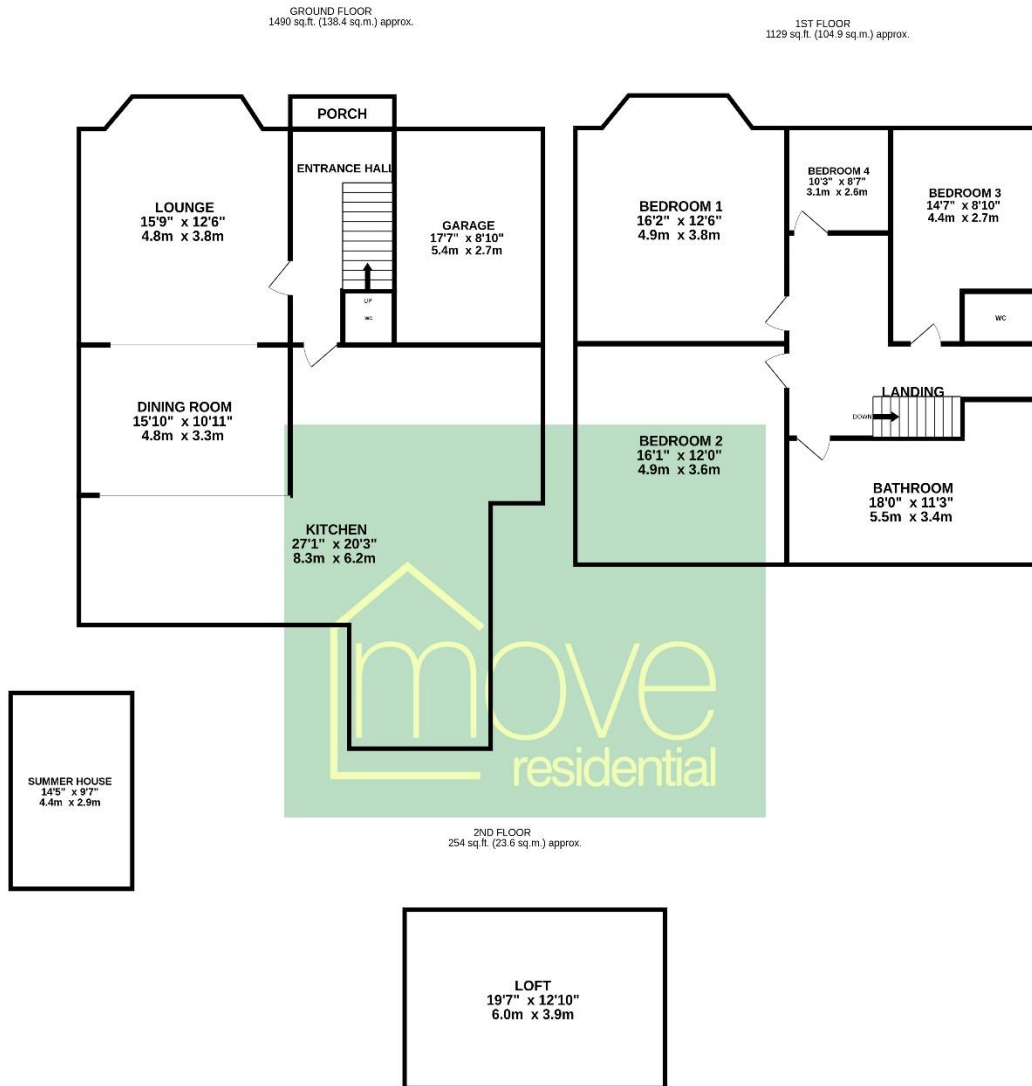
Aigburth is a genuinely varied area of Liverpool with plenty of local character, popular with students, investors, professionals and families. Property largely consists of traditional terraced housing (of all sizes) but with some large Victorian Villas around Sefton Park and apartments (both purpose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

Awaiting Image.



## Floor Plan



TOTAL FLOOR AREA : 2873 sq.ft. (266.9 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.