



Desford Road, Aigburth, L19 3RB

- Stunning Four Bedroom Semi Detached Property
- Extended & Immaculately Presented Throughout
- Sensational Open Plan Kitchen Diner, Utility & WC
- Ensuite to Master & Luxurious Family Bathroom
- Prime Location in Sought-After Area of Aigburth
- Entrance Hall, Study & Welcoming Family Lounge
- Four Generous & Impeccable Double Bedrooms
- Charming Rear Garden, Off-Road Parking & Garage



Offers in Excess of £475,000





















Description

Standing proudly on Desford Road in the highly sought-after suburb of Aigburth, L19, is this truly stunning four bedroom semi detached home, welcomed to the sales market courtesy of appointed agents, Move Residential. Boasting an attractive modern frontage, the property has been heavily extended to the very highest standard, offering exceptionally generous and immaculately presented living accommodation throughout, promising to make an exceptional forever home for a very lucky family. Upon entering the property you are greeted by an inviting hallway which sets a precedent for the accommodation to follow, featuring an attractive parquet flooring. To the right is a bright and airy study, perfect for those who work from home, and to the left is a beautifully presented family lounge, awash with natural light courtesy of a walk-in bay window. The lounge has been finished in a tasteful neutral décor with plush carpeting, presenting both a welcoming and stylish setting to relax with family and friends. Following this is a sensational kitchen diner which has evidently been finished to the most exemplary specifications, providing a versatile social space that is equally suited to enjoying family mealtimes and entertaining guests. The kitchen is complete with a range of sophisticated high gloss fitted base and wall units, complementary worktops providing an abundance of surface space, and a selection of sleek integrated appliances. A spectacular centre island incorporates a breakfast bar, ideal for more casual dining, whilst a designated dining area can be accommodated in front of the bifold doors which provide views and access out to the charming rear garden and illuminate the room in daylight. Completing the ground floor is a convenient utility room and WC finished with chic tiling. The outstanding quality continues to the first floor, where you will find a spacious landing leading through to four generously sized double bedrooms, all brightly lit and finished to an impeccable standard, with plush carpeting throughout. The fabulous master bedroom enjoys the added luxury of a deluxe ensuite shower room featuring a walk-in shower unit, and concluding the interior of this sensational home is a luxurious four-piece family bathroom suite, boasting a magnificent free-standing bathtub. Externally, the property enjoys a delightful rear garden for the whole household to enjoy, made up of a neatly manicured lawn with ample room to accommodate recreational activities, and a smartly flagged patio area providing a serene spot to enjoy al-fresco dining. The property further benefits from a substantial driveway for off-road parking along with a sizable garage offering an abundance of storage space. A viewing is highly recommended to fully appreciate the expansive living proportions and high quality finishes that this beautiful 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.

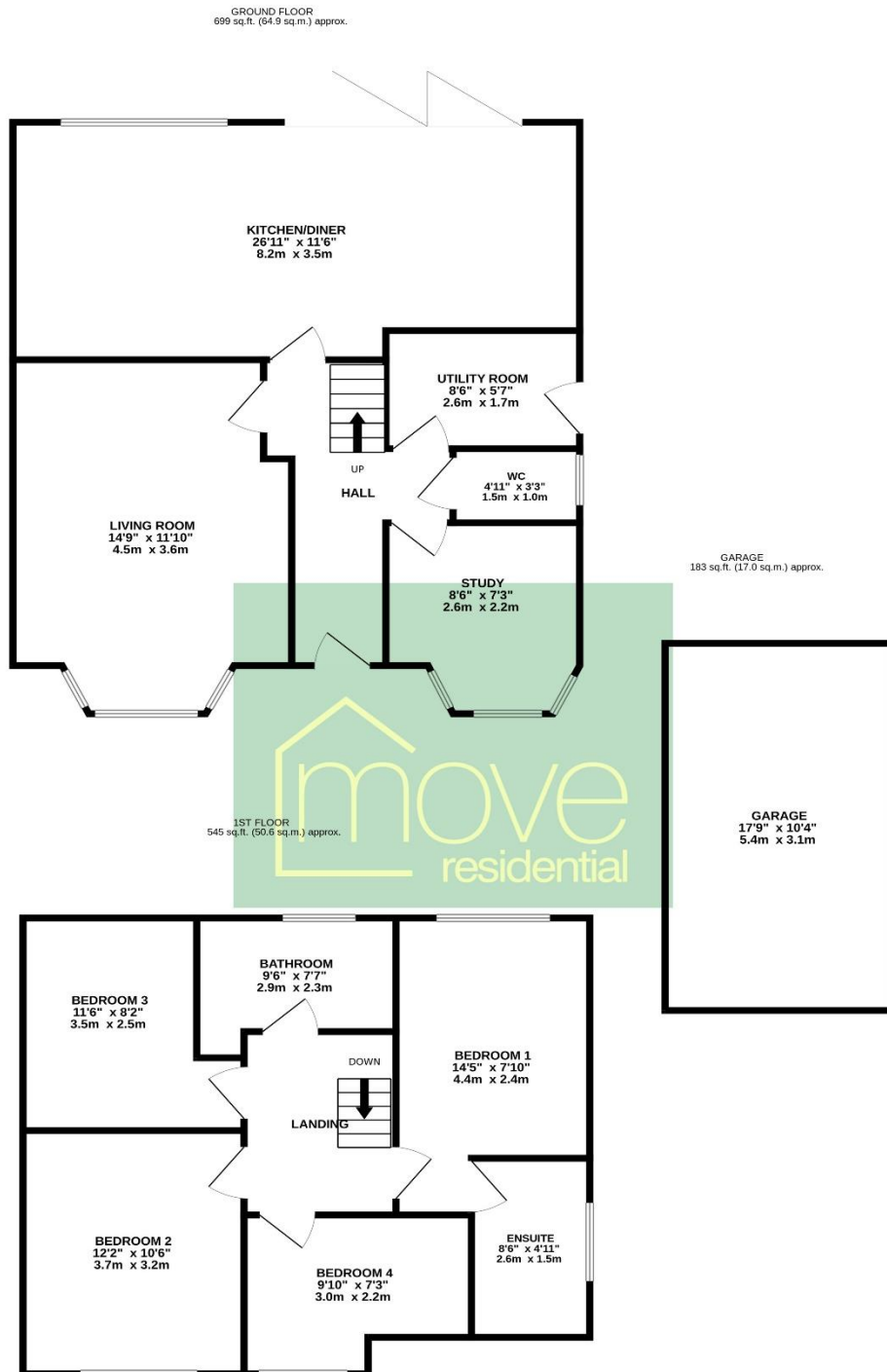
EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	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.

Floor Plan



TOTAL FLOOR AREA : 1427 sq.ft. (132.6 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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