



Silver Leigh, Aigburth, Liverpool L17 5BL

- Delightful Three Bedroom Detached Bungalow
- Well Maintained & Occupying a Generous Plot
- Fitted Kitchen Diner with Separate Utility Room
- Ensuite to Master & Modern Main Shower Room
- Enviably Located in Desirable Area of Aigburth
- Inviting Hallway & Welcoming Reception Room
- Two Spacious Double Bedrooms & Single Room
- Magnificent Garden, Off-Road Parking & Garage



£500,000























Description

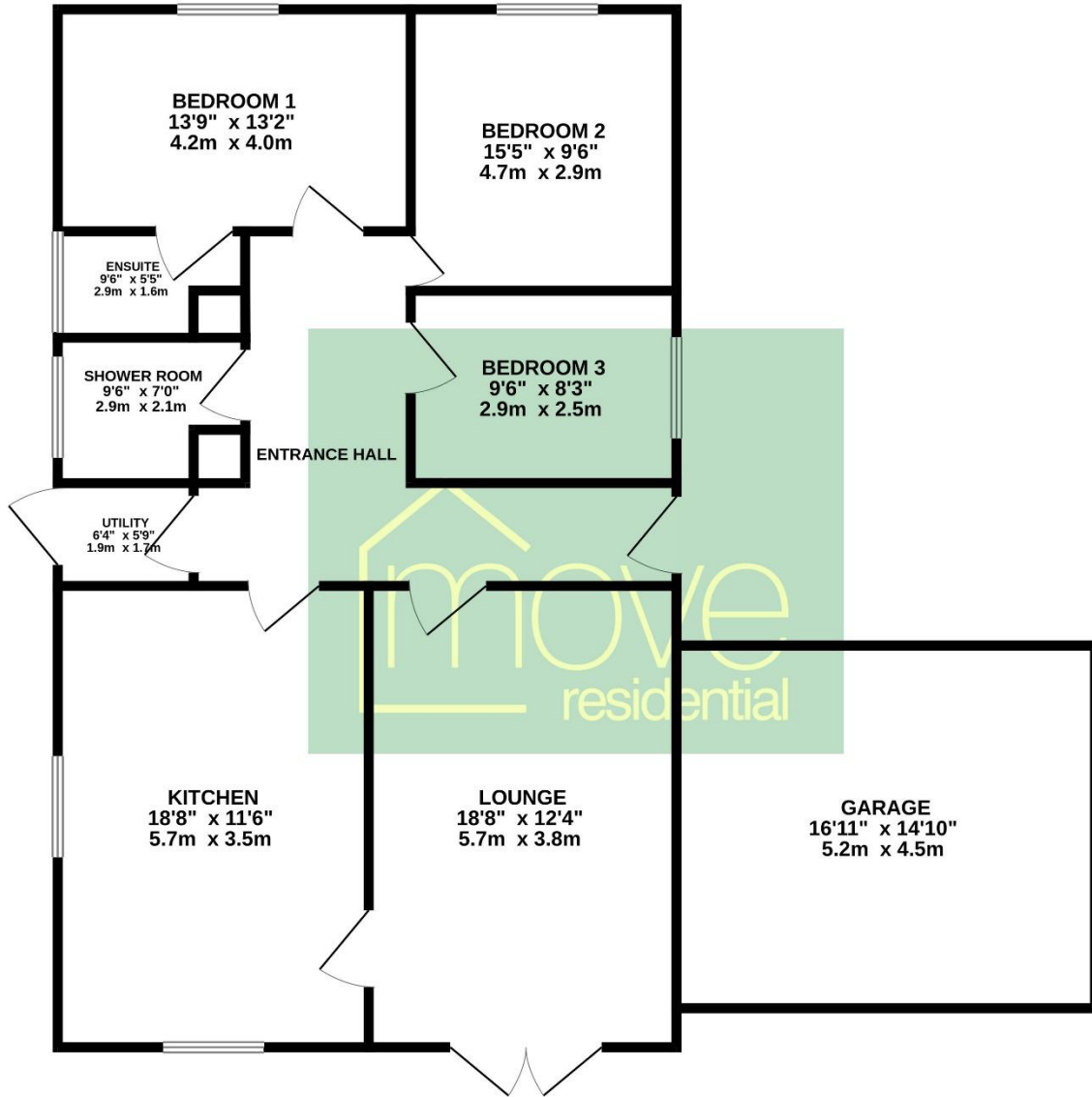
Enjoying an enviable location in the highly-sought after area of Aigburth, L17, with close proximity to Otterspool promenade, is this delightful three bedroom detached bungalow, proudly showcased to the sales market by Move Residential. The property occupies a generous plot, offering spacious and lovingly maintained accommodation throughout, promising to make a brilliant home for those looking to downsize in a peaceful neighbourhood. You are greeted into the property by an inviting entrance hall which leads through to a substantial and well-presented reception room. Boasting a feature fireplace and enjoying a set of French doors which offer views and access out to the rear garden, flooding the space with natural light, this room presents a welcoming setting to relax and unwind. This is followed by a modern kitchen diner complete with a range of fitted base and wall units, plentiful surface space and integrated appliances. With ample room for a sizable dining table, this provides a brilliant social space for enjoying mealtimes with family and friends. The impressive quality continues through to the sleeping accommodation which consists of a two generously sized double bedrooms and a well-proportioned single room, all finished to an excellent standard and receiving plenty of daylight. The master bedroom boasts attractive fitted wardrobes and benefits from the added luxury of a contemporary style ensuite shower room. There is also a deluxe main shower room with complementary tiles to the walls and floor and completing the interior of this home is a well-equipped utility room. Externally, the property enjoys a vast and meticulously maintained rear garden, consisting of a luscious lawn surrounded by greenery borders offering seclusion, along with a pebbled patio area and raised decking, presenting serene spots for enjoying al-fresco dining and entertaining during the warmer months. To the front, a delightful garden area enhances the property's curb appeal whilst a smartly paved driveway provides ample off-road parking for several vehicles. An integral double garage accommodates an abundance of additional storage space, and also offers exciting scope for conversion. A viewing is recommended to fully appreciate the charm this lovely 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.

Floor Plan

GROUND FLOOR



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 Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 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.