



## Moel Famau View, Aigburth, Liverpool, L17 7ET

- Fabulous Four Bedroom Detached Family Home
- Expansive & Beautifully Presented Throughout
- Delightful Dining Area & Stylish Fitted Kitchen
- Ensuite to the Master & Family Bathroom Suite
- Envious Location in Desirable Area of Aigburth
- Entrance Hall, Spacious Family Lounge & Study
- Four Beautifully Presented Double Bedrooms
- Delightful Garden to Rear & Off-Road Parking



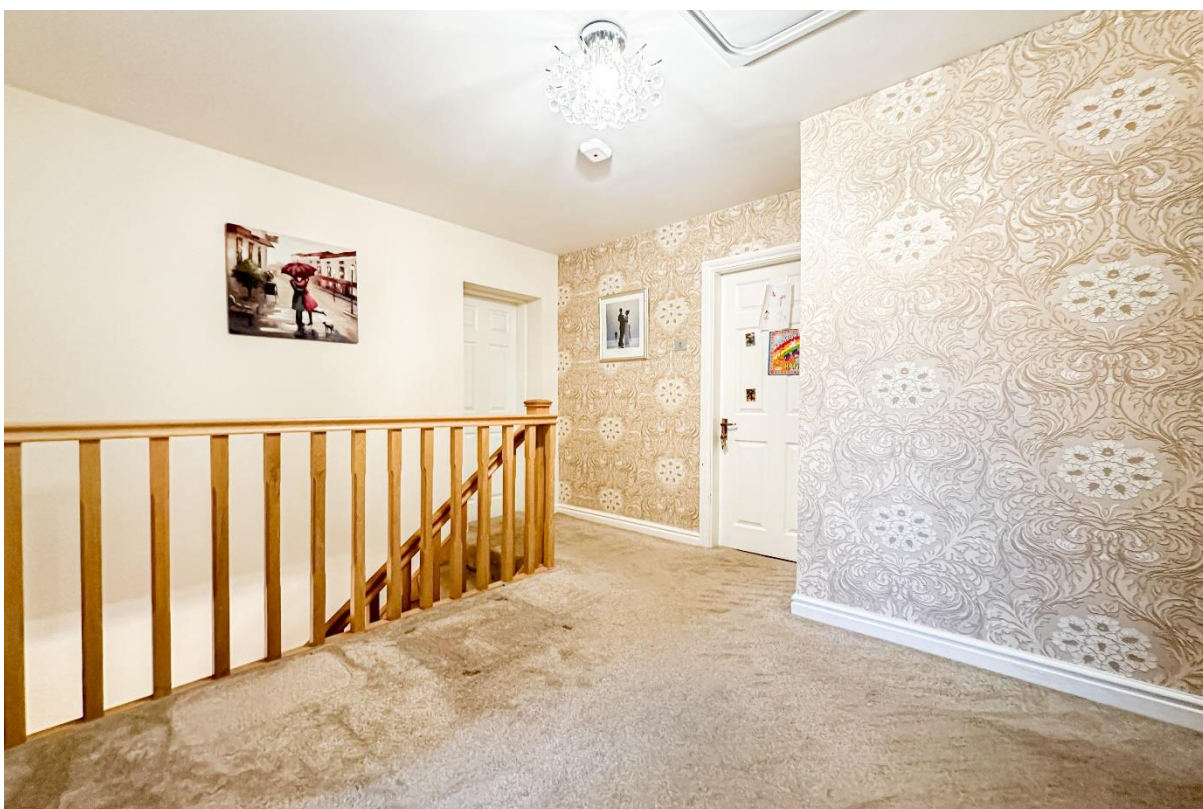
£500,000



















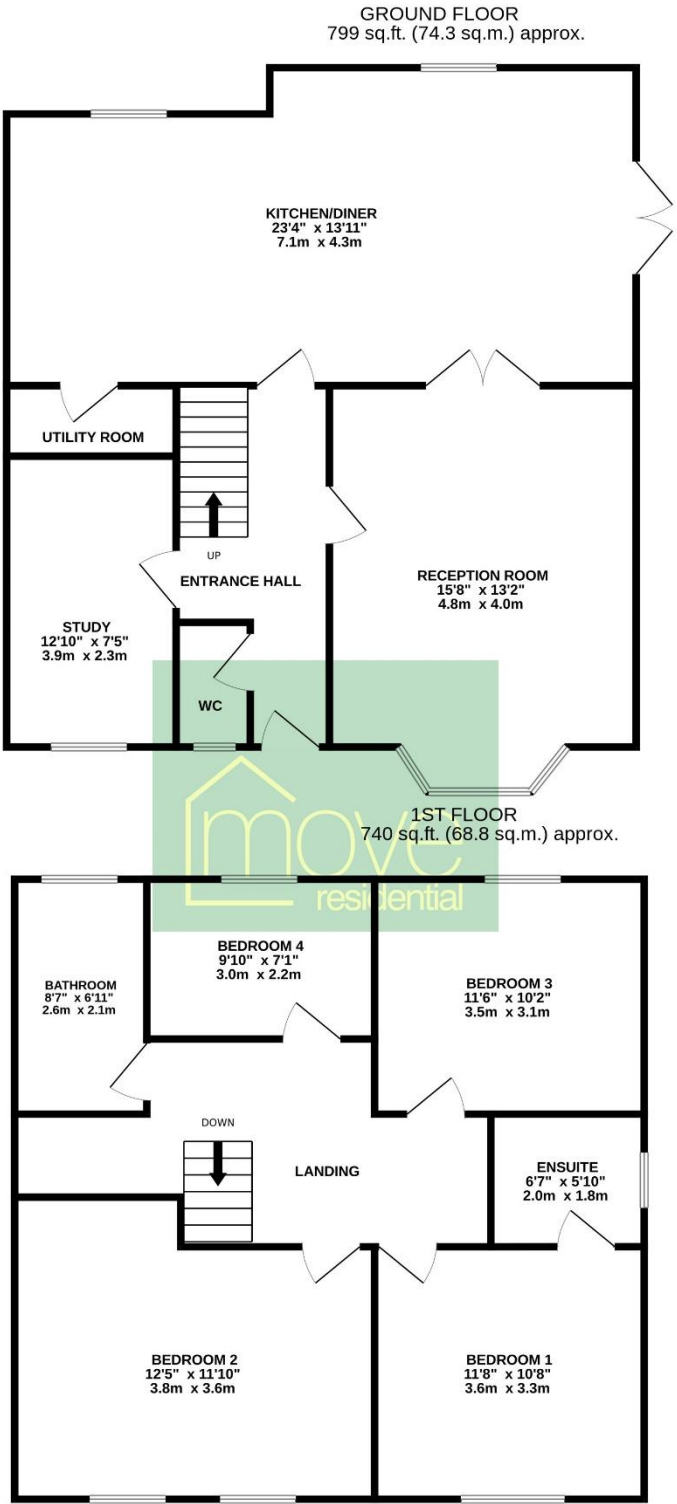
## **Description**

This fabulous four bedroom detached property enjoys an enviable position on Moel Famau View in the highly sought-after suburb of Aigburth, L17. Proudly presented to the sales market by appointed agents Move Residential, this residence offers expansive and beautifully presented living proportions throughout, promising to make a fantastic forever home for a very lucky family. An inviting entrance hall greets you into the home, leading through to a bright and spacious family lounge. Finished in a stylish decor with attractive wood style flooring and an eye-catching feature fireplace, this presents a welcoming space to relax and unwind. This is followed by a delightful dining area which enjoys a set of french doors providing views and access out to the rear garden, offering a charming setting for enjoying family mealtimes and entertaining guests. The dining area flows seamlessly into a substantial modern kitchen which is certain to impress, complete with a vast range of sophisticated fitted base and wall units, complementary worktops providing plentiful surface space, and a selection of sleek integrated appliances. A magnificent centre island offers the ideal spot for more casual dining, and a skylight above floods this immaculately presented space in natural light. Concluding the ground floor is a study, ideal for those who work remotely, as well as a convenient WC featuring chic tiling to the walls. The exceptional quality continues to the first floor where you will find four generously sized double bedrooms, each finished to an impeccable standard featuring plush carpeting and fitted wardrobes throughout. The master bedroom enjoys the added luxury of a deluxe ensuite shower room, and adding the finishing touch to this wonderful home is a contemporary style three-piece family bathroom suite. Externally, the residence is further enhanced by a delightful rear garden consisting of a low maintenance lawn providing ample room for recreational activities, and a smartly flagged patio area offering the ideal spot for al-fresco dining during the summer months. To the front, a sizable driveway accommodates off-road parking.

## **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 : 1540 sq.ft. (143.0 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 Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	75 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.