



## The Orchard, Aigburth, Liverpool, L17 6BU

- Magnificent Four Bedroom Detached Family Residence
- Expansive Living Proportions Brimming with Potential
- Dining Room, Kitchen, Utility, Study & Downstairs WC
- Ensuite to Master & Three-Piece Main Bathroom Suite
- Enviable Location in Sought-After Suburb of Aigburth
- Entrance Hall, Two Reception Rooms & Conservatory
- Four Generously Sized & Well-Maintained Bedrooms
- Garden to Rear, Off-Road Parking & Detached Garage



Offers Over £700,000











































## **Description**

Standing proudly on The Orchard in the sought-after suburb of Aigburth, L17, is this magnificent four bedroom detached residence, welcomed to the sales market by appointed agents Move Residential. Boasting an imposing frontage which exudes curb appeal, this property showcases extensive and beautifully maintained living proportions throughout, offering exciting scope for modernisation. Presenting an opportunity not to be missed for those searching for a property they can put their own stamp on, this promises to make an exceptional forever home for a very lucky family. A grand entrance hall greets you into the residence, leading through to spacious family lounge awash with natural light courtesy of a bay window. This is followed by a second substantial reception room which is certain to make a fantastic space for entertaining, flowing seamlessly into a conservatory providing a delightful alternative sitting area where views of the rear garden can be enjoyed. Continuing through you will find a dining room along with a generously sized kitchen, complete with a range of fitted base and wall units and complementary worktops providing plentiful surface space. Concluding the extensive ground floor is a well-equipped utility room, study and a convenient WC. Ascending to the first floor, you will discover four spacious bedrooms, each receiving plenty of daylight. The master bedroom enjoys the added luxury of an ensuite shower room, and adding the finishing touch to the interior of this impressive home is a deluxe three-piece family bathroom suite. Externally, this residence is further enhanced by a charming lawned garden offering ample room for recreational activities and al-fresco dining. To the front, a driveway provides off-road parking, and a detached garage accommodates additional storage space. A viewing is highly recommended to fully appreciate the boundless potential that this exceptional property has to offer.

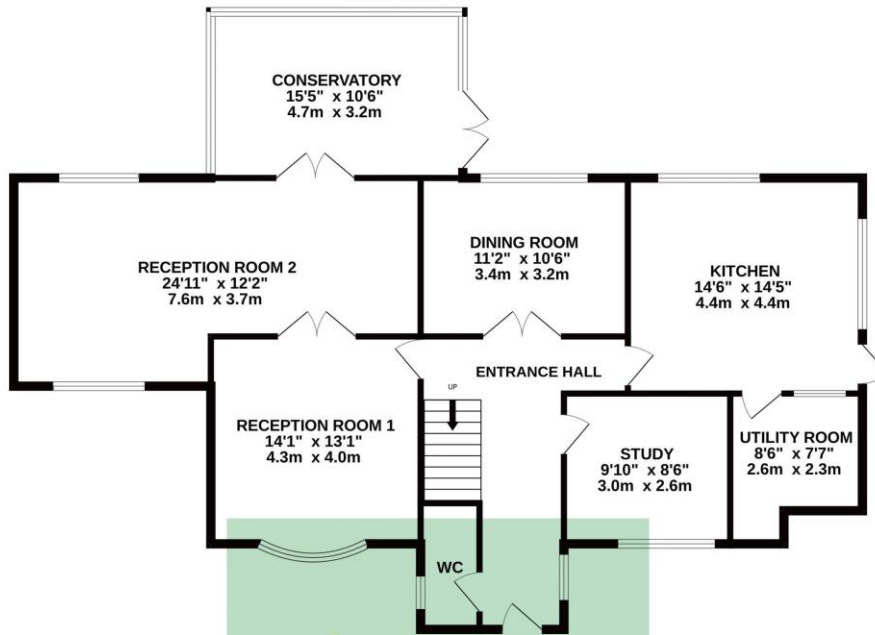
## **Location**

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.

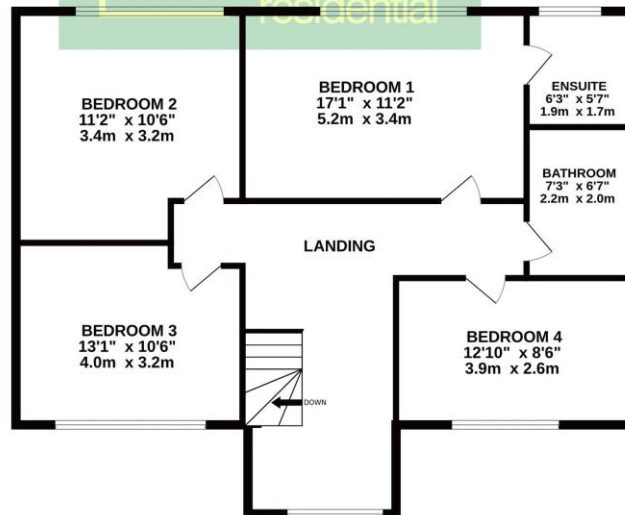


# Floor Plan

GROUND FLOOR  
1339 sq.ft. (124.4 sq.m.) approx.



1ST FLOOR  
1082 sq.ft. (100.5 sq.m.) approx.



TOTAL FLOOR AREA : 2421 sq.ft. (224.9 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.  
Made with Metropix ©2024



## **EPC Summary**

Awaiting Image.

### **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.