



Livingston Drive South, Aigburth, Liverpool, L17 4JJ

- Charming Two Bedroom First Floor Apartment
- Generously Proportioned & Beautifully Finished
- Two Bright & Impeccably Presented Bedrooms
- Luxurious Three-Piece Family Bathroom Suite
- Prime Location In Desirable Suburb Of Aigburth
- Immaculate Open Plan Kitchen & Living Space
- Contemporary Ensuite Shower Room To Master
- Allocated Car Parking Space Within Courtyard



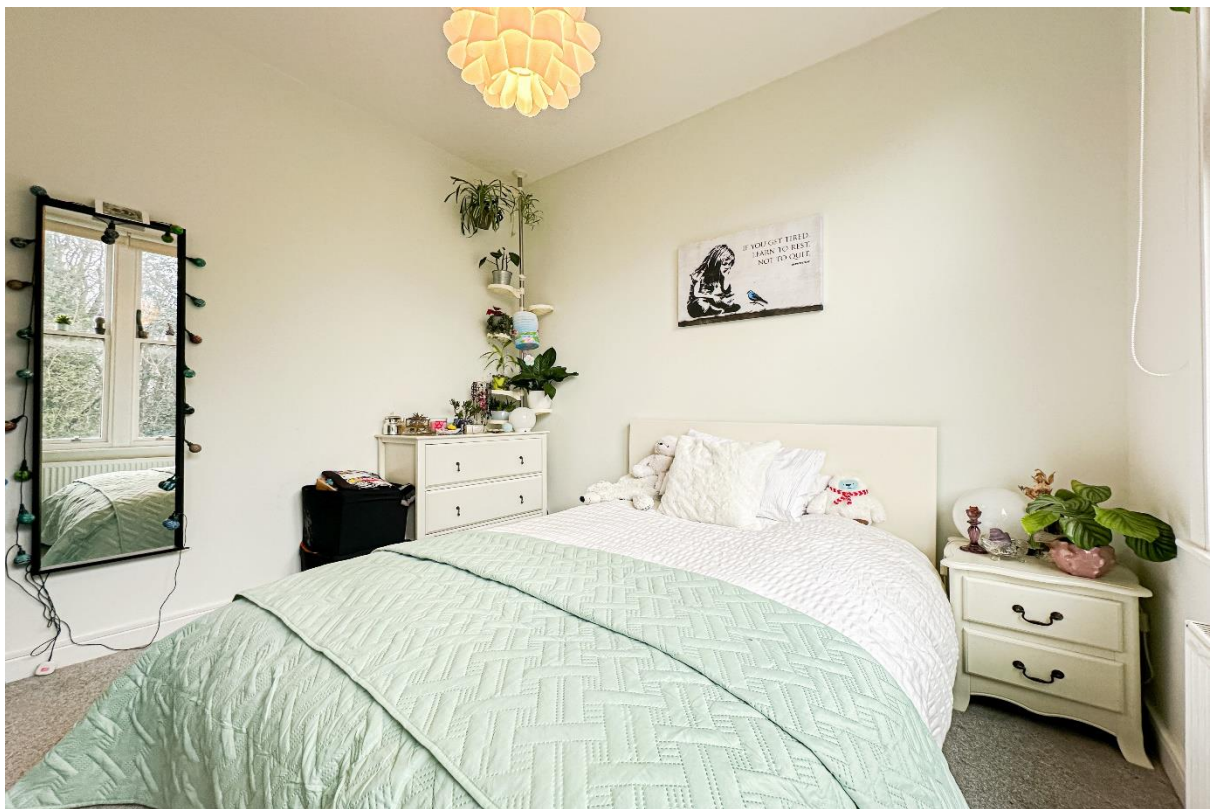
£250,000













Description

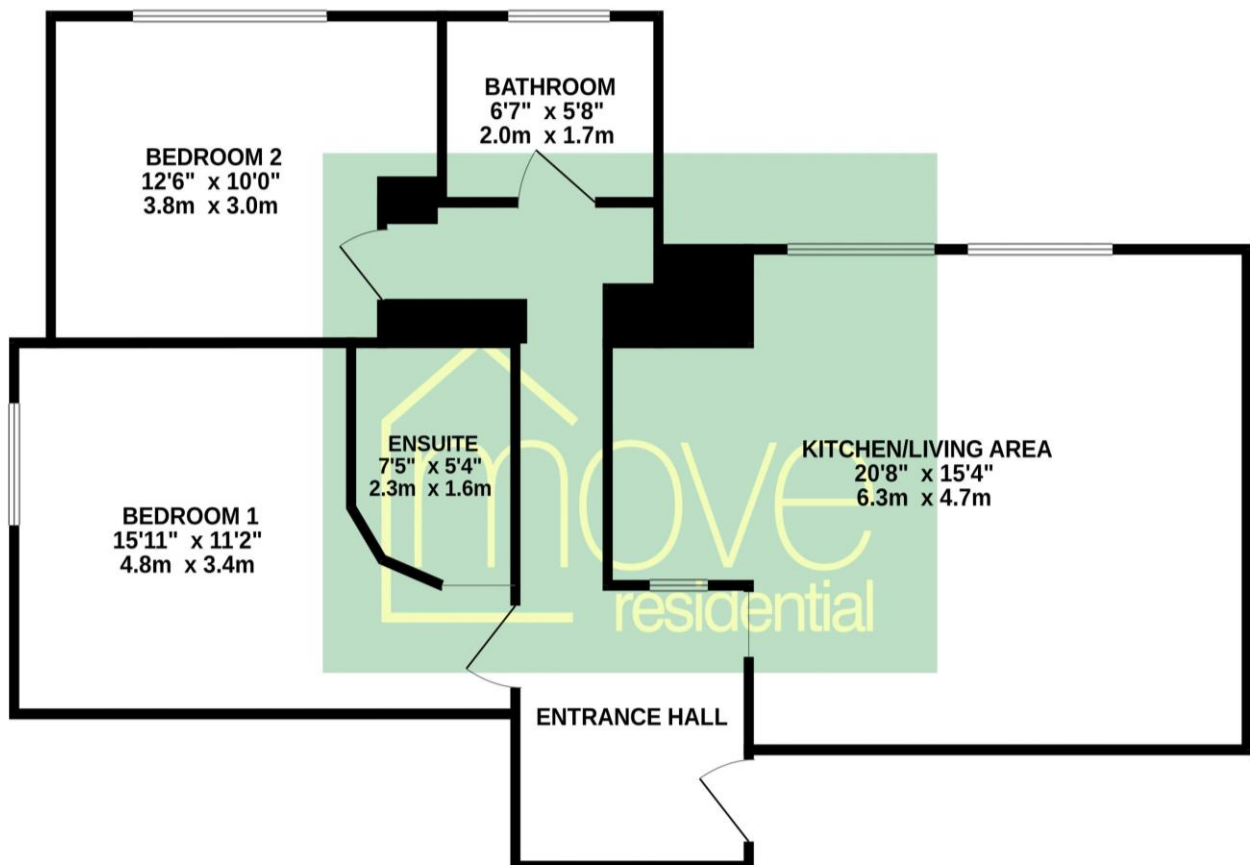
Found within an imposing building located on Livingston Drive South in the highly sought-after suburb of Aigburth, L17, is this charming two bedroom first floor apartment, welcomed to the sales market by appointed agents Move Residential. Well-proportioned and beautifully presented throughout, this promises to make a wonderful future home for a very lucky buyer. Accessed via a well-maintained communal hall and stairs to the first floor, you are greeted into the apartment itself by an inviting entrance hall which leads through to a spacious open plan kitchen and living area. Flooded with natural light and immaculately finished featuring engineered oak flooring, this presents a fantastic social setting for relaxing and enjoying mealtimes with family and friends. The modern Wren kitchen is complete with a range of sophisticated fitted base and wall units, composite worktops, and a selection of sleek integrated appliances including a Zanussi induction hob and a Smeg dishwasher, along with a Grohe tap. The sleeping accommodation consists of two generously sized double bedrooms, both impeccably presented and receiving an abundance of daylight. The master room is complete with the added luxury of a contemporary style ensuite shower room featuring a Grohe thermostat shower system, and concluding the interior of the apartment is a deluxe three-piece family bathroom suite. Externally, residents benefits from a designated parking space within the courtyard.

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

734 sq.ft. (68.2 sq.m.) approx.



TOTAL FLOOR AREA : 734 sq.ft. (68.2 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 ©2025

EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 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.