



## North Sudley Road, Aigburth, Liverpool, L17 6BT

- Exceptional Three Bedroom Townhouse Residence
- Finished To Exemplary Specifications Throughout
- Fitted Kitchen Diner To The Lower Ground Level
- Ensuite To Master & Luxurious Family Bathroom
- Located Within Gated Development In Aigburth
- Entrance, Impeccably Presented Lounge & WC
- Three Bright & Immaculately Finished Bedrooms
- Private Rear Garden & Allocated Parking Space



Offers in Excess of £375,000















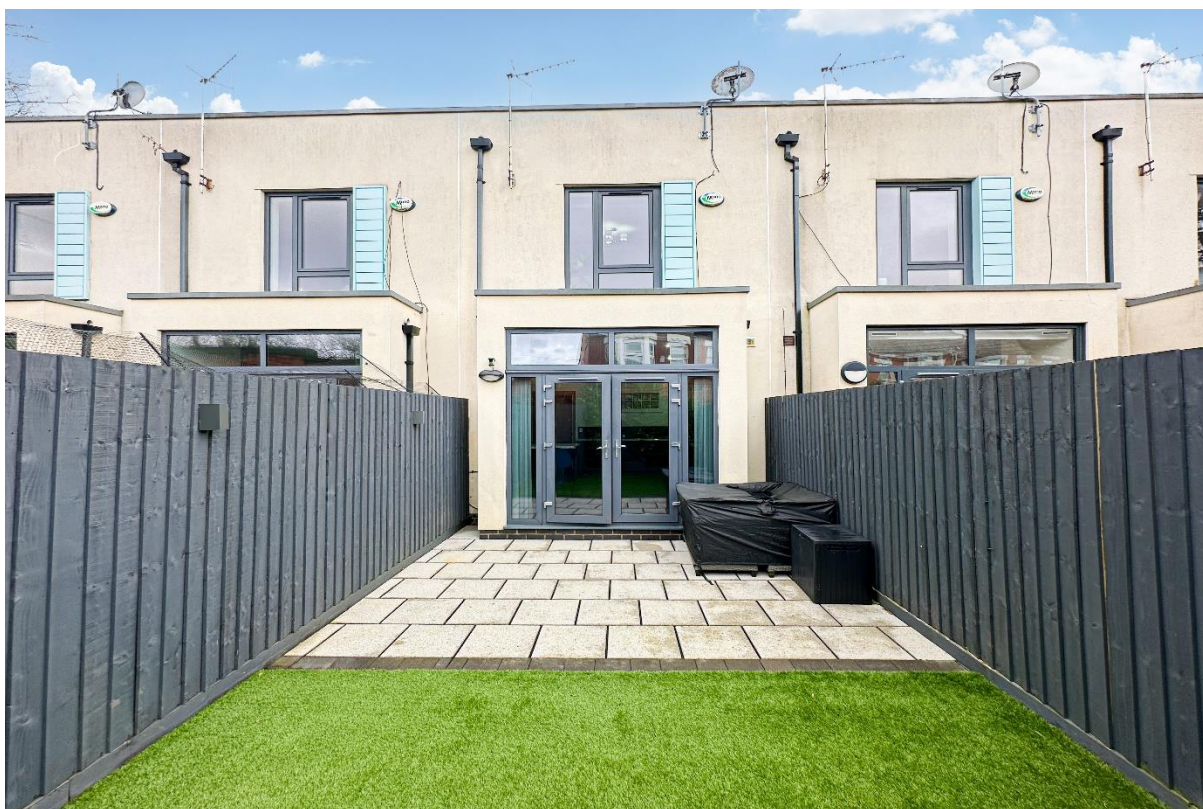
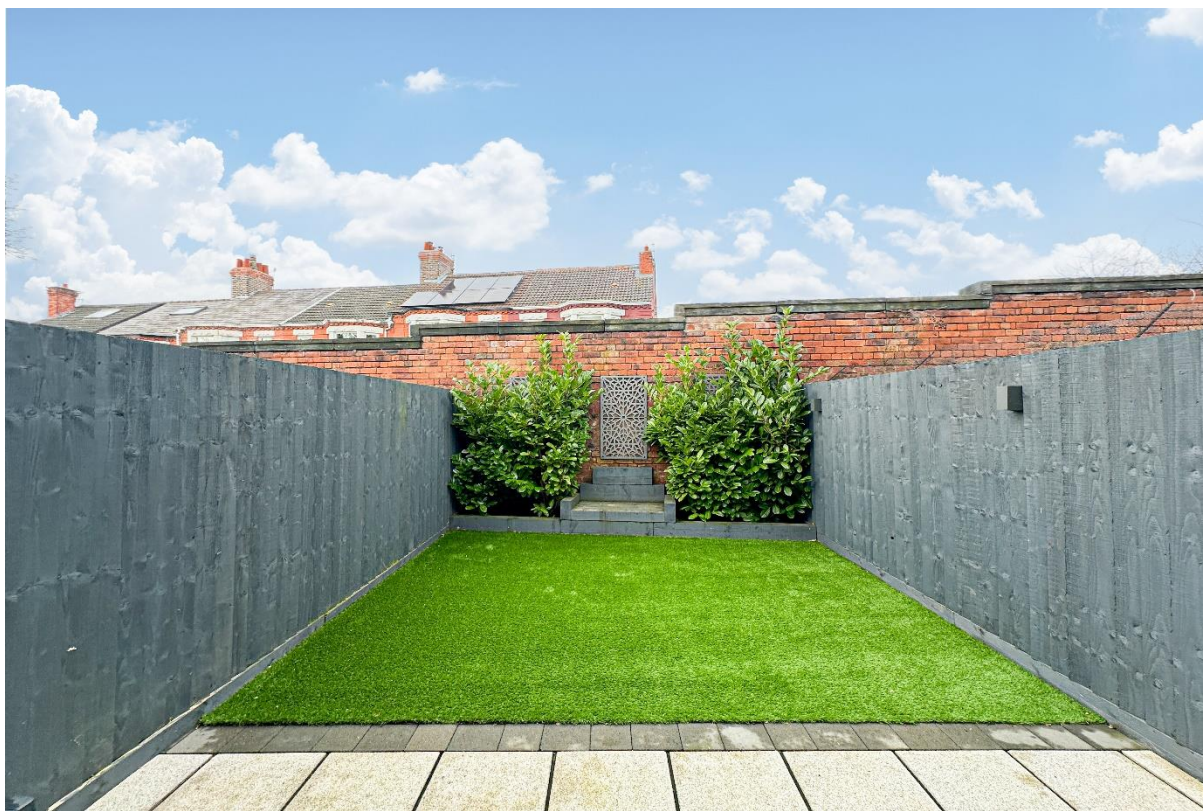














## Description

This truly exceptional three bedroom townhouse home, nestled within a prestigious development on North Sudley Road in the highly sought-after suburb of Aigburth, L17, is proudly showcased to the sales market courtesy of appointed agents Move Residential. Boasting a striking architectural frontage, this property offers generously proportioned accommodation set over three floors, which has been finished to exemplary specifications throughout, promising to make an incomparable future home for a very lucky buyer. You are greeted into the property by a spacious family lounge which enjoys a tall window flooding the room with natural light. Finished in a tasteful neutral décor featuring attractive parquet style flooring, this presents an inviting space to relax and unwind. Completing the ground floor is a convenient WC boasting patterned tiled flooring. Descending the staircase to the lower ground level, you will discover a stunning modern kitchen which is certain to impress even the most discerning of buyers, complete with a range of elegant fitted base and wall units, complementary marble pattern worktops providing plentiful surface space, and a selection of sleek integrated appliances. A set of French doors illuminate the room in daylight and provide access out to the rear garden, and with ample room to accommodate a dining table, this presents a charming space for cooking in company and entertaining family and friends. Ascending to the first floor you are met with a split level landing featuring Velux skylights, which guides you into the three generously sized double bedrooms, each finished to an impeccable standard, enjoying plush carpeting throughout. The sensational master bedroom benefits from the added luxury of a contemporary style ensuite shower room, as well as a sizable balcony which offers scenic views of the communal grounds, presenting the ideal spot for soaking up the sun during the summer months. Completing the interior of this showstopping home is a deluxe three-piece family bathroom suite, boasting chic tiling to the walls and floor with stylish matt black fixtures adding the perfect finishing touch. Externally the residence is enhanced by a meticulously maintained rear courtyard garden, consisting of a low-maintenance artificial lawn and smartly flagged patio area, presenting a serene setting for enjoying al-fresco dining. Residents of the development can also enjoy access to the beautifully manicured communal gardens as well as an allocated parking space within the car park, secured by electric gates.



## 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 Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	79 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 : 1377sq.ft. (127.9 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.  
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