

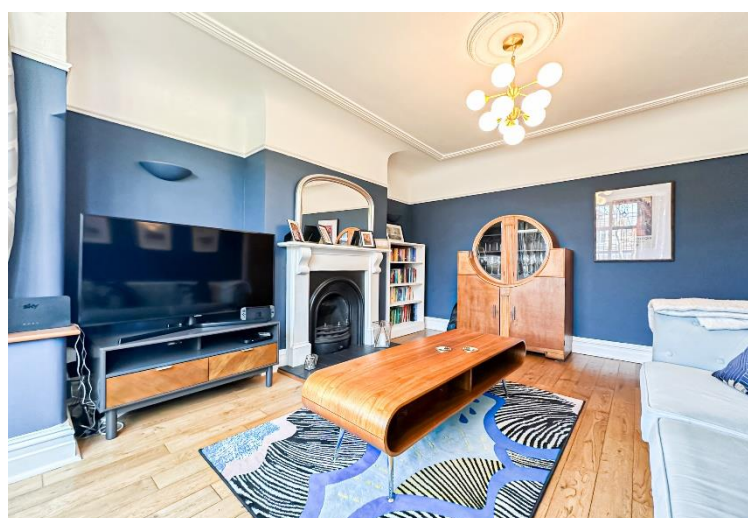


North Sudley Road, Aigburth, Liverpool, L17 0BE

- Exceptional Four Bedroom Semi Detached Home
- Extended & Finished To Exemplary Specifications
- Open Plan Kitchen Diner, Conservatory & Utility
- Ensuite To Master & Luxury Main Bathroom Suite
- Envidable Location In Desirable Suburb Of Aigburth
- Entrance Hall, Impeccable Reception Room & WC
- Three Spacious Double Bedrooms & Large Single
- Landscaped Garden To Rear & Off-Road Parking



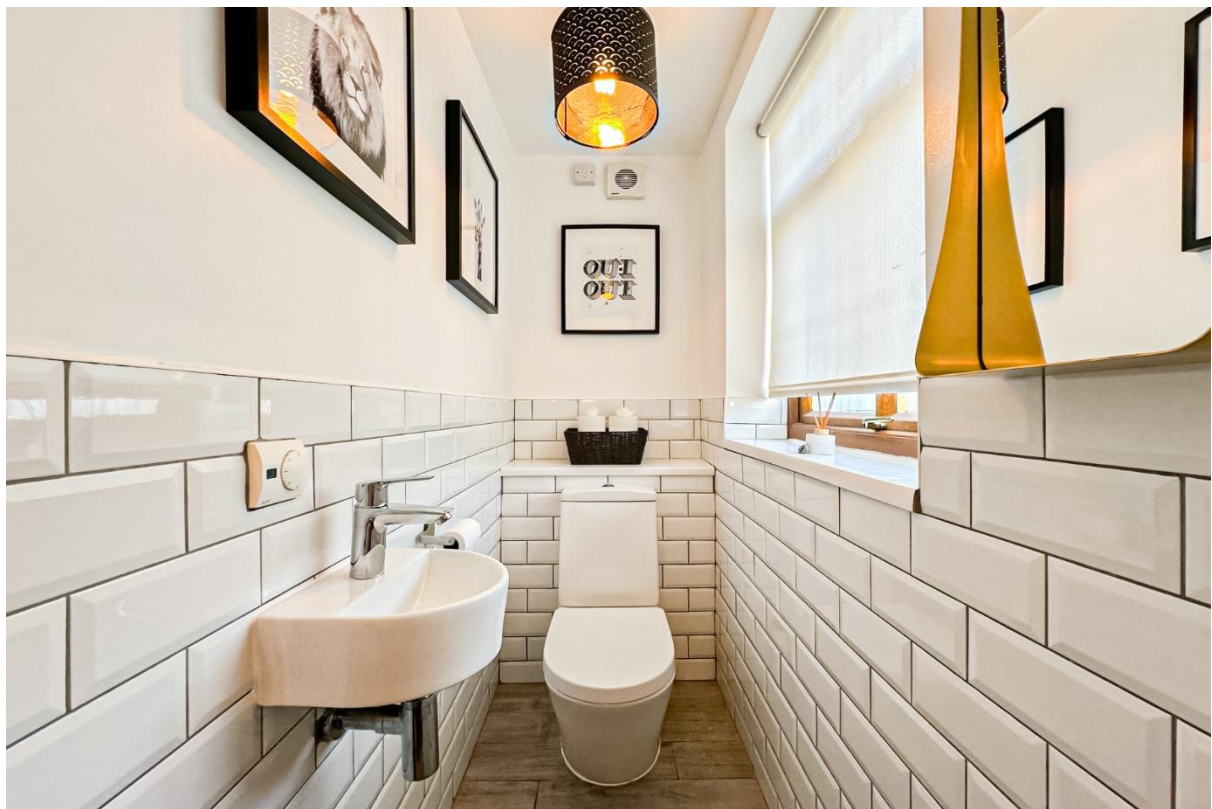
£550,000

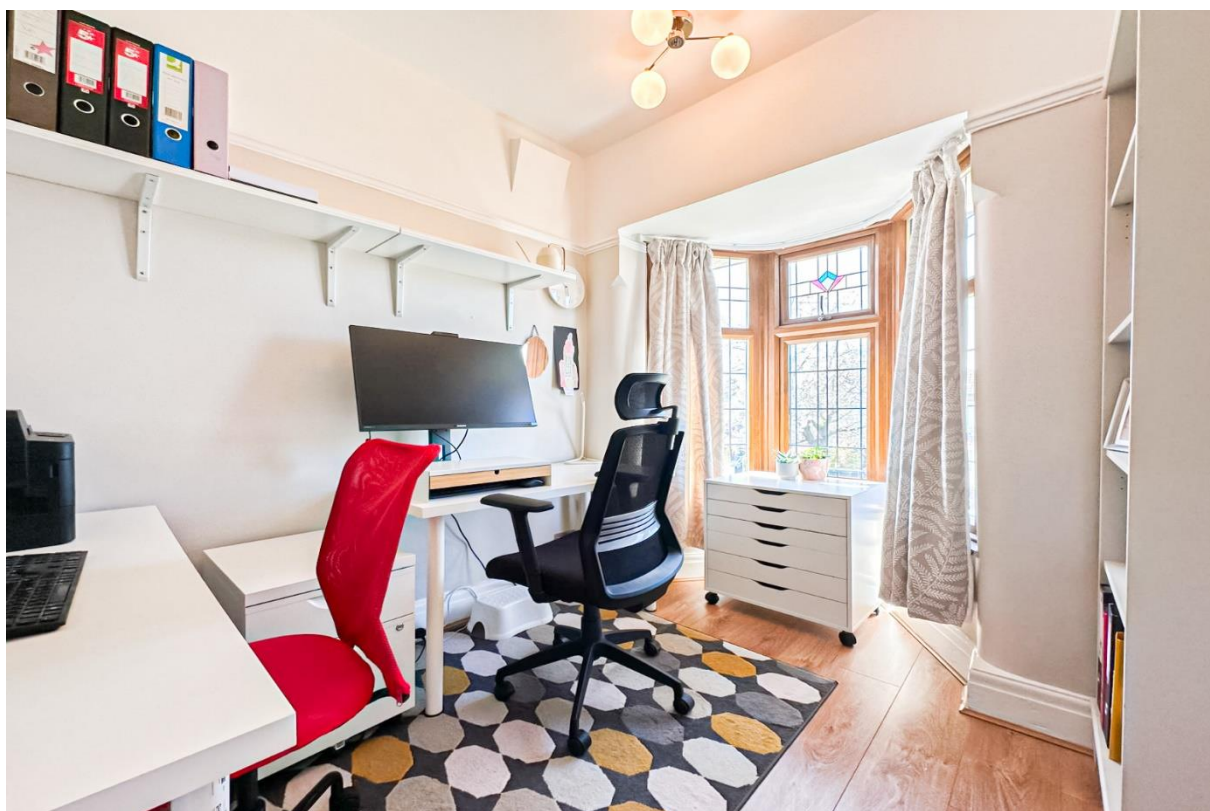
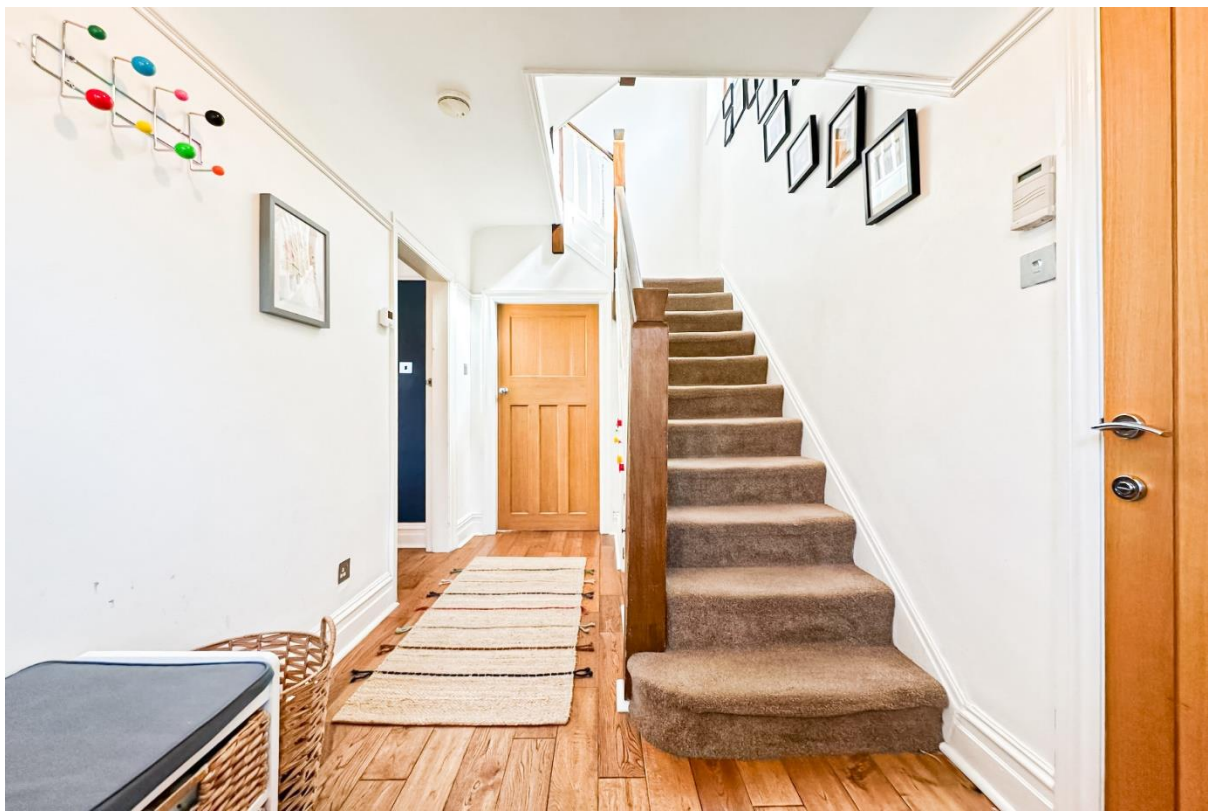












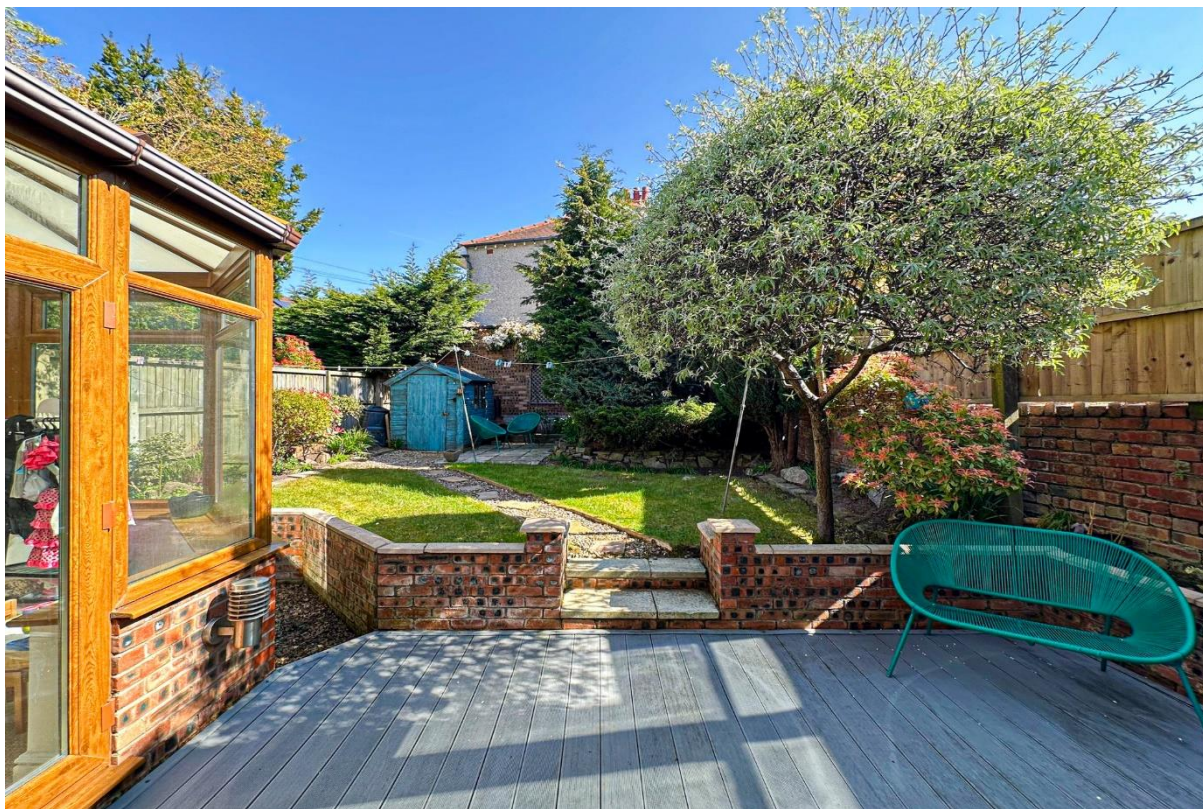












Description

This truly exceptional four bedroom semi detached residence, enjoying an enviable location 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. This property has been substantially extended to offer vast and versatile living proportions set over three floors, which have been meticulously designed to meet the needs of modern family life. Boasting immaculate interiors finished to exemplary specifications throughout, this presents an opportunity not to be missed for those searching for their forever home in one of South Liverpool's most desired locations. Upon entering the residence you are greeted by an inviting entrance hall, featuring attractive wood style flooring which can be found throughout the ground floor, guiding you through to a spacious family lounge. Bathed in natural light courtesy of a box bay window, and impeccably finished in a tasteful décor which highlights the ornate ceiling detailing and exquisite feature fireplace, this presents an elegant setting for relaxing and entertaining guests. At the heart of the home is an open plan kitchen dining and living space which is certain to impress even the most discerning of buyers. An inviting sitting area centres around an eye-catching wood burner, and flowing seamlessly into a dining area and high-end kitchen complete with a range of stylish fitted base and wall units, complementary worktops providing plentiful surface space, and a selection of sleek integrated appliances. Two sets of french doors flood the space with daylight, one providing access to decking area and the other into a beautifully maintained conservatory which provides a delightful alternative sitting area where views of the rear garden can be enjoyed. Concluding the extensive ground floor is a well-equipped utility room and convenient WC. The outstanding quality continues to the first floor where you will discover two generously sized double bedrooms along with a well-proportioned single room, each finished to an immaculate standard and receiving plenty of natural light, accompanied by a luxurious three-piece family bathroom suite. The fabulous master bedroom is located at the pinnacle of the property on the second floor, enjoying the added luxury of a deluxe ensuite shower room. Externally, the residence is further enhanced by a landscaped rear garden, which consists of a neatly maintained lawn and decked area, presenting a charming outdoor space for the whole household to enjoy. To the front, a driveway provides ample off-road parking for two vehicles. A viewing is highly recommended to appreciate the expansive proportions and high quality finishes that this property has to offer, promising to make a magnificent future home for an extremely lucky family.

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.

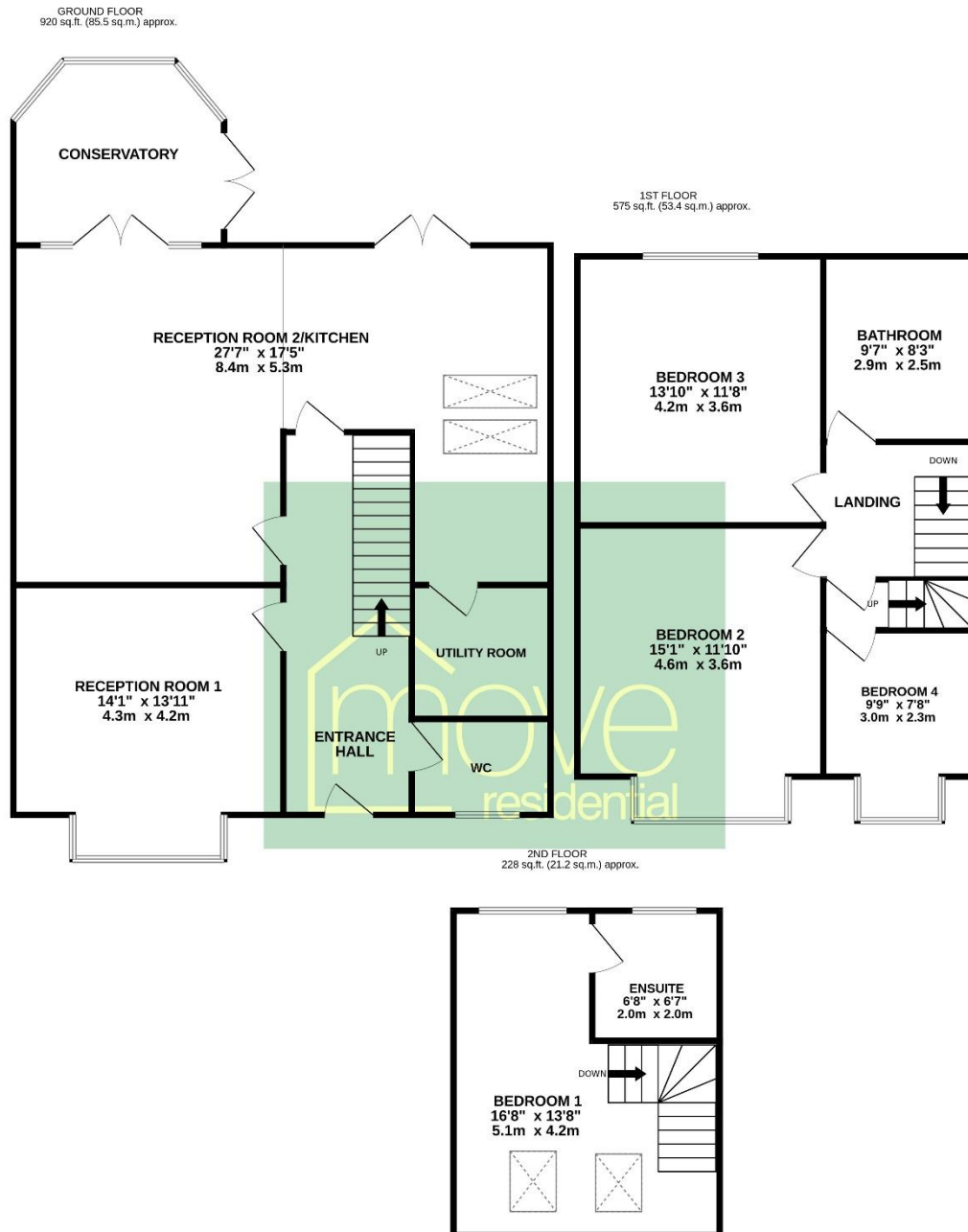
EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 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 : 1723 sq.ft. (160.1 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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