



Woodlands Road, Aigburth, Liverpool, L17 0AP

- Stunning Five Bedroom Mid Terrace Property
- Two Inviting Reception Rooms
- Ground Floor WC & Utility Room
- Luxurious Four Piece Family Bathroom Suite
- Boasting Charm & Character Over Three Floors
- Impressive Kitchen Diner with Bi-Folding Doors
- Generously Sized Bedrooms
- Enclosed Yard to the Rear Elevation



£500,000



























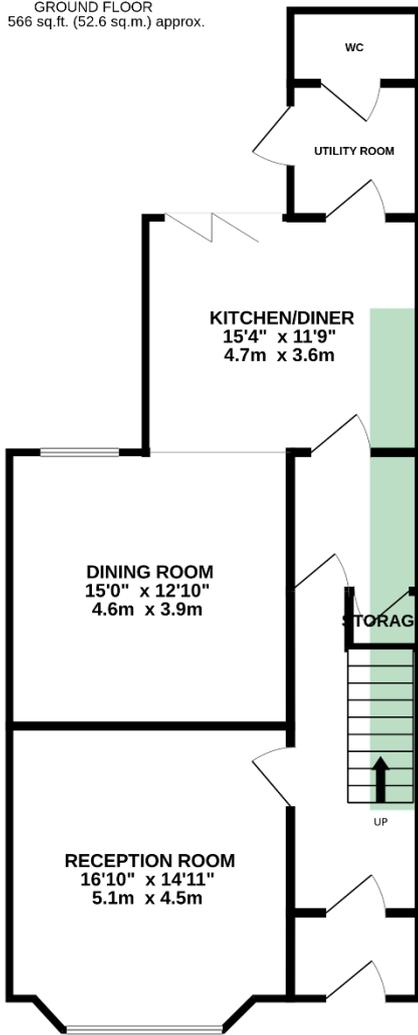
Description

Move Residential is pleased to introduce this exquisite five bedroom mid terrace family home, located on the idyllic Woodlands Road in the sought after suburb of Aigburth, L17. Boasting a wealth of style, charm and character, this stunning home offers original architectural elements and generous living proportions throughout. Upon entering, you will step into an inviting entrance hallway that leads you into a beautiful bay fronted reception room which showcases original exposed wooden flooring, wonderfully high ceilings, and an attractive eye catching feature fireplace. At the rear of the property, there is a secondary reception room, finished in a stylish neutral decor with a lovely log burner stove, the room is perfect for entertaining guests and family mealtimes. Flowing seamlessly from the dining room is a modern fitted kitchen which is styled with contemporary flair and boasts a range of wall, base and drawer units with complementing Granite work tops, a range of integrated appliances and plenty of work surface space which incorporates a breakfast bar unit. Completing the ground floor is a utility room for added convenience and a downstairs WC. To the first floor, you will find two generously sized and very well presented double bedrooms, a good sized single bedroom and a luxurious four piece family bathroom suite which features a free standing plunge bath tub, a walk in shower cubicle and a double wash basin. At the pinnacle of the property, to the second floor, you will discover two more delightful double bedrooms, both bright and spacious with large windows that flood the rooms with natural light. Externally, to the rear of the property, there is a lovely enclosed courtyard with stone paving, raised flower beds and a seating area. Further benefits to the property include double glazing and gas central heating throughout. This property is a true gem, offering a blend of original charm and contemporary elegance in a highly sought after location.

Location

At the heart of this area is Sefton Park which is Grade II listed and covers a massive 235 acres and 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 Margarets and St Hildas 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.

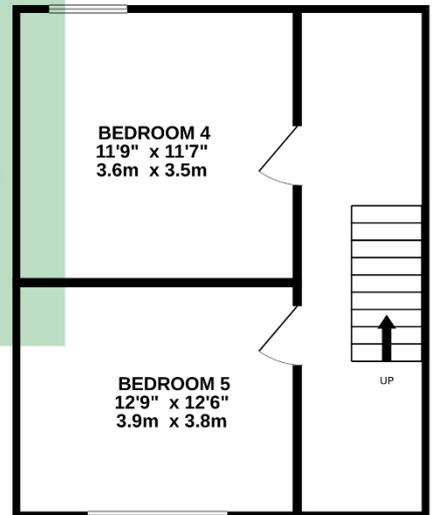
GROUND FLOOR
566 sq.ft. (52.6 sq.m.) approx.



1ST FLOOR
517 sq.ft. (48.0 sq.m.) approx.



2ND FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 1449 sq.ft. (134.6 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	52 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.