



## Mines Avenue, Aigburth, Liverpool L17 6AL

- Showstopping Four Bedroom Detached Residence
- Finished To Exceptional Specifications Throughout
- Stunning Open Plan Kitchen, Dining & Living Area
- Luxurious Tiled Three-Piece Family Bathroom Suite
- Prime Location In Sought-After Suburb Of Aigburth
- Entrance Hall, Two Reception Rooms, Utility & WC
- Four Spacious & Immaculately Presented Bedrooms
- Fantastic Rear Garden, Off-Road Parking & Garage



£700,000

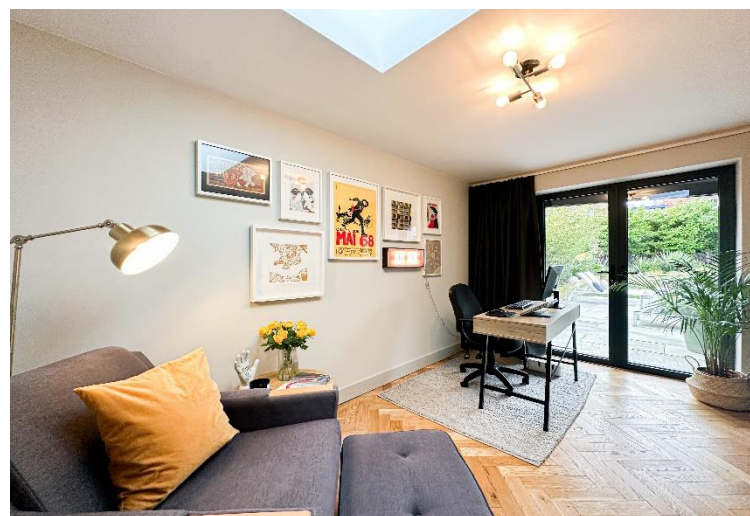






















































## Description

Far surpassing all expectations is this showstopping four bedroom detached residence, proudly showcased to the sales market courtesy of appointed agents Move Residential. Standing proudly on Mines Avenue in the highly sought-after suburb of Aigburth, L17, this bespoke property boasts an imposing frontage featuring a unique mono slope roof, and offers extensive and versatile living proportions throughout, thoughtfully designed to meet the requirements of modern day living. Finished to exceptional specifications throughout, the exquisite interiors are certain to impress even the most discerning of buyers, promising to make a truly incomparable forever home for an extremely lucky family. A striking entrance hall greets you into the residence, making a fabulous first impression and setting a precedent for the accommodation to follow, leading you into a stunning lounge which is flooded with natural light courtesy of a floor to ceiling window. Featuring attractive parquet flooring and an eye-catching feature wall, this presents a space to relax and unwind which feels both welcoming and stylish. Following this is a bright and airy library, illuminated by a skylight and enjoying french doors which provide views out to the rear garden, ideal for those who work remotely. At the heart of the home is a sensational open plan kitchen dining and living space which provides the ultimate versatile social setting, equally suited to enjoying intimate mealtimes with family and friends, and hosting on a grander scale. The high-end kitchen is complete with a range of elegant fitted base and wall units, complementary worktops providing plentiful surface space, and a selection of sleek integrated appliances. This flows seamlessly into an immaculately presented sitting and dining area, where a set of bi-fold doors offer seamless transition between the inside and outside. This space further benefits from the added luxury of a sizable and well-equipped pantry – a dream for every cooking enthusiast! Concluding the extensive ground floor is a convenient WC and a utility space. The outstanding quality continues to the first floor, where you will discover four good sized bedrooms, each impeccably finished in a tasteful décor, featuring plush carpeting throughout. Accompanying the sleeping accommodation is a luxurious three-piece family bathroom suite featuring chic marble tiles to the walls and floor, with matt black fixtures adding the perfect finishing touch. Further enhancing this residence is an expansive landscaped rear garden, providing a wonderful outdoor space for the whole household to enjoy. A neatly maintained lawn offers ample room for recreational activities, whilst a smartly flagged patio area presents a serene spot for enjoying al-fresco dining and entertaining during the warmer months. To the front, a beautifully manicured garden area enhances the property's visual appeal, whilst a substantial driveway provides ample off-road parking, and a garage offers an abundance of additional storage space. A viewing is highly recommended to fully appreciate the extensive proportions and exemplary specifications that this unforgettable 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.

## **EPC Summary**

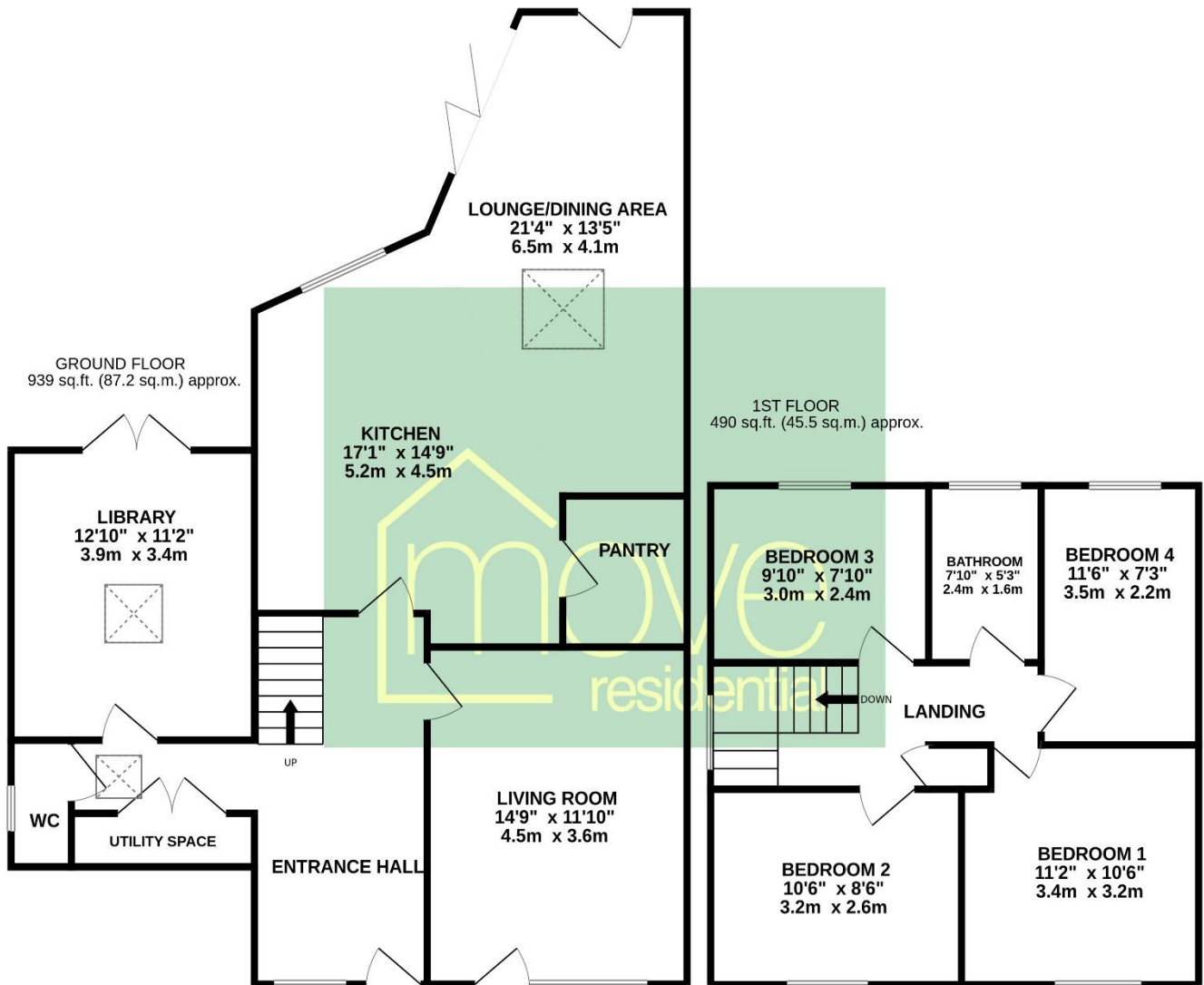
Awaiting Image.

## **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.



## Floor Plan



TOTAL FLOOR AREA : 1429 sq.ft. (132.7 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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