



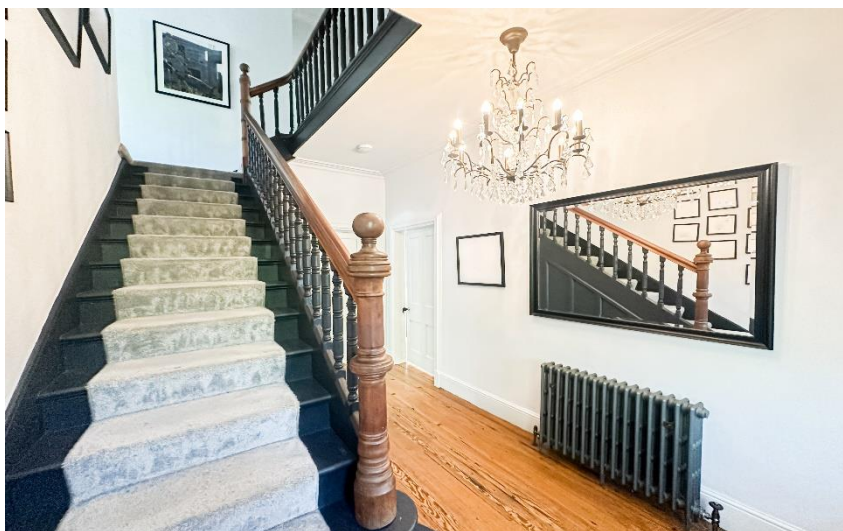
## Roby Road, Huyton, Liverpool, L36 4HQ

- Sensational Five Bedroom Semi Detached Period Residence
- Elegant Entrance Hall & Two Impeccable Reception Rooms
- Five Generously Proportioned Bedrooms Over Two Floors
- Two Immaculately Finished Four-Piece Bathroom Suites
- Finished To High Specifications & Bursting With Character
- Showstopping Open Plan Kitchen Diner, Utility Room & WC
- Ensuite Shower Room & Walk-In-Wardrobe To The Master
- Expansive Rear Garden, Gated Off-Road Parking & Garage



Offers in the Region Of £749,950





























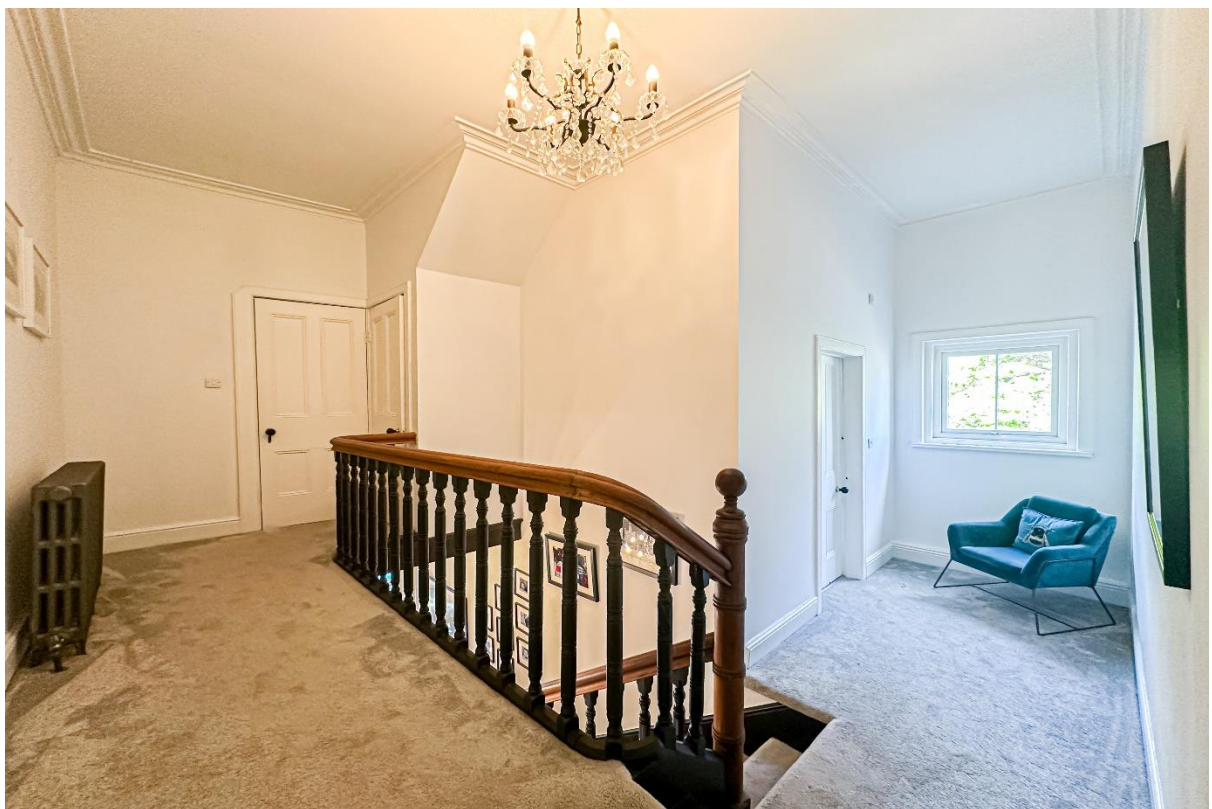






























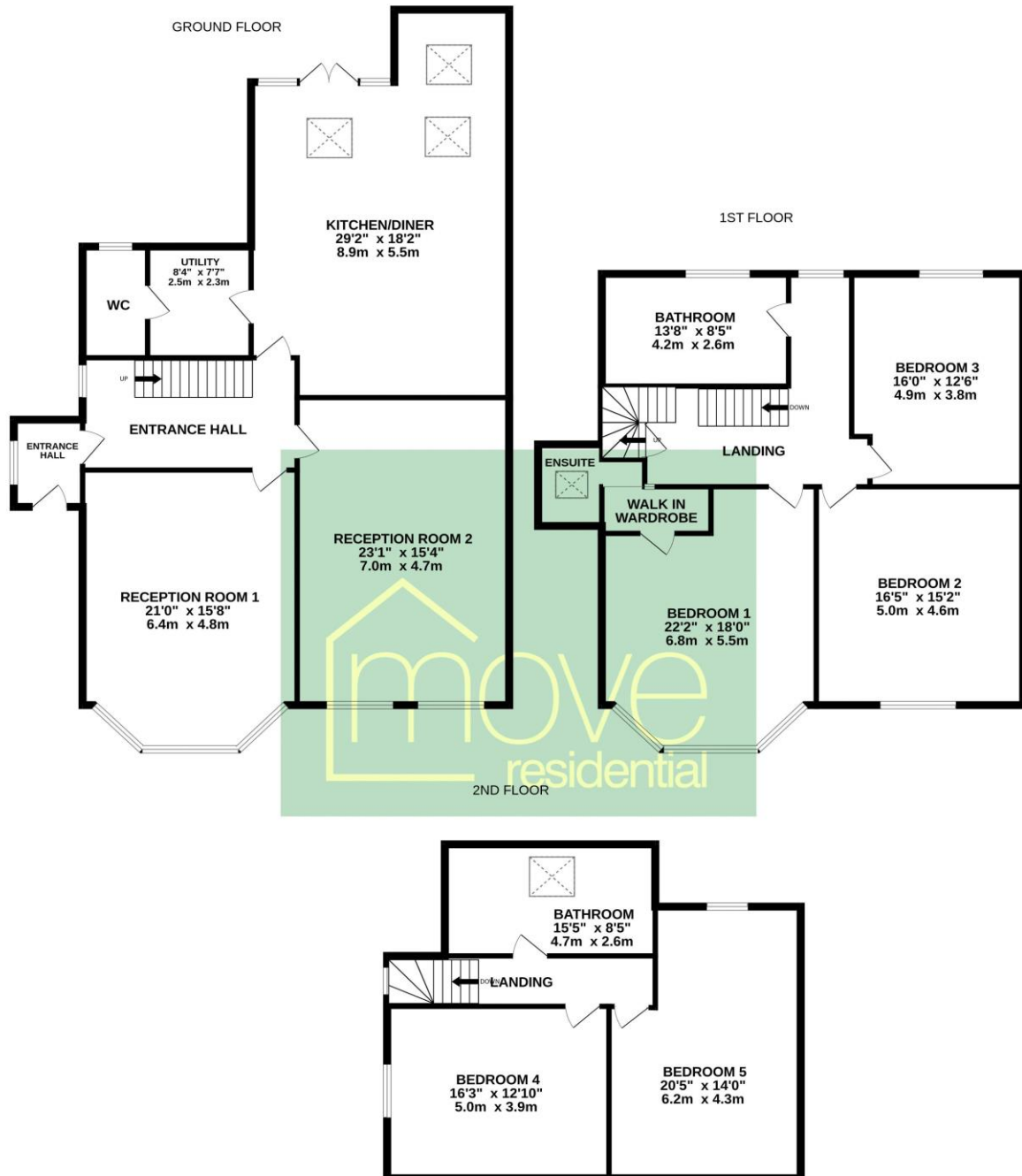




## Description

Far surpassing all expectations is this sensational five bedroom semi detached period residence, proudly presented to the sales market by appointed agents Move Residential. Located on Roby Road, L36, the property boasts a grand frontage exuding curb appeal, and offers generous and versatile living proportions within which have been thoughtfully designed to meet the needs of modern family life. Showcasing interiors which have been impeccably finished to the most exemplary specifications whilst unveiling a plethora of exquisite original features throughout, this property promises to make a truly incomparable forever home for an extremely lucky buyer. Upon entering the residence you are greeted by an elegant entrance hall which sets a precedent for the accommodation to follow, leading you into a spacious family lounge bathed in natural light courtesy of a huge bay window. Immaculately finished in a tasteful décor featuring wood flooring and an eye-catching fireplace, this presents a charming social setting for entertaining guests. The refined décor continues through to a second substantial reception room which also enjoys an exquisite feature fireplace, offering a tranquil space to relax and unwind. At the heart of the home is a showstopping open plan kitchen diner which is certain to impress even the most discerning of buyers, enjoying a set of french doors which provide views and access out to the rear garden, and skylight above illuminating the space in daylight. The kitchen is complete with a range of sophisticated fitted base and wall units, complementary worktops providing plentiful surface space, and a selection of sleek integrated appliances. The spectacular centre island incorporates a breakfast bar, offering the ideal spot for more casual dining, and with ample room to accommodate a designated dining area, this presents the ultimate social setting, equally suited for enjoying family mealtimes and entertaining on a larger scale. Concluding the extensive ground floor is a well-equipped utility room and convenient WC. The exceptional quality continues to the first floor where you will discover three generously sized double bedrooms each finished to an immaculate standard, with the exquisite master room further benefitting from the added luxury of a deluxe ensuite shower room and a dressing room, and the second bedroom enjoying stylish wall panelling which reveals a walk-in wardrobe. A luxurious four-piece family bathroom suite completes this floor, offering a spa-like experience. At the pinnacle of the property the second floor is home to the remaining two spacious double bedrooms, each beautifully finished, accompanied by a magnificent four-piece family bathroom suite featuring a freestanding bathtub and skylight. Externally, the property is further enhanced by an expansive rear garden which provides a fantastic outdoor space for the whole household to enjoy. A vast and neatly maintained lawn offers an abundance of room for recreational activities whilst a smartly flagged raise patio presents a serene spot for al-fresco dining and entertaining. To the front, a huge stoned driveway with gated entry provides ample off-road parking for multiple vehicles, and a detached garage offers additional storage space.

## Floor Plan



TOTAL FLOOR AREA : 3218sq.ft. (299.0 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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## EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E		
21-38	F	34 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.