



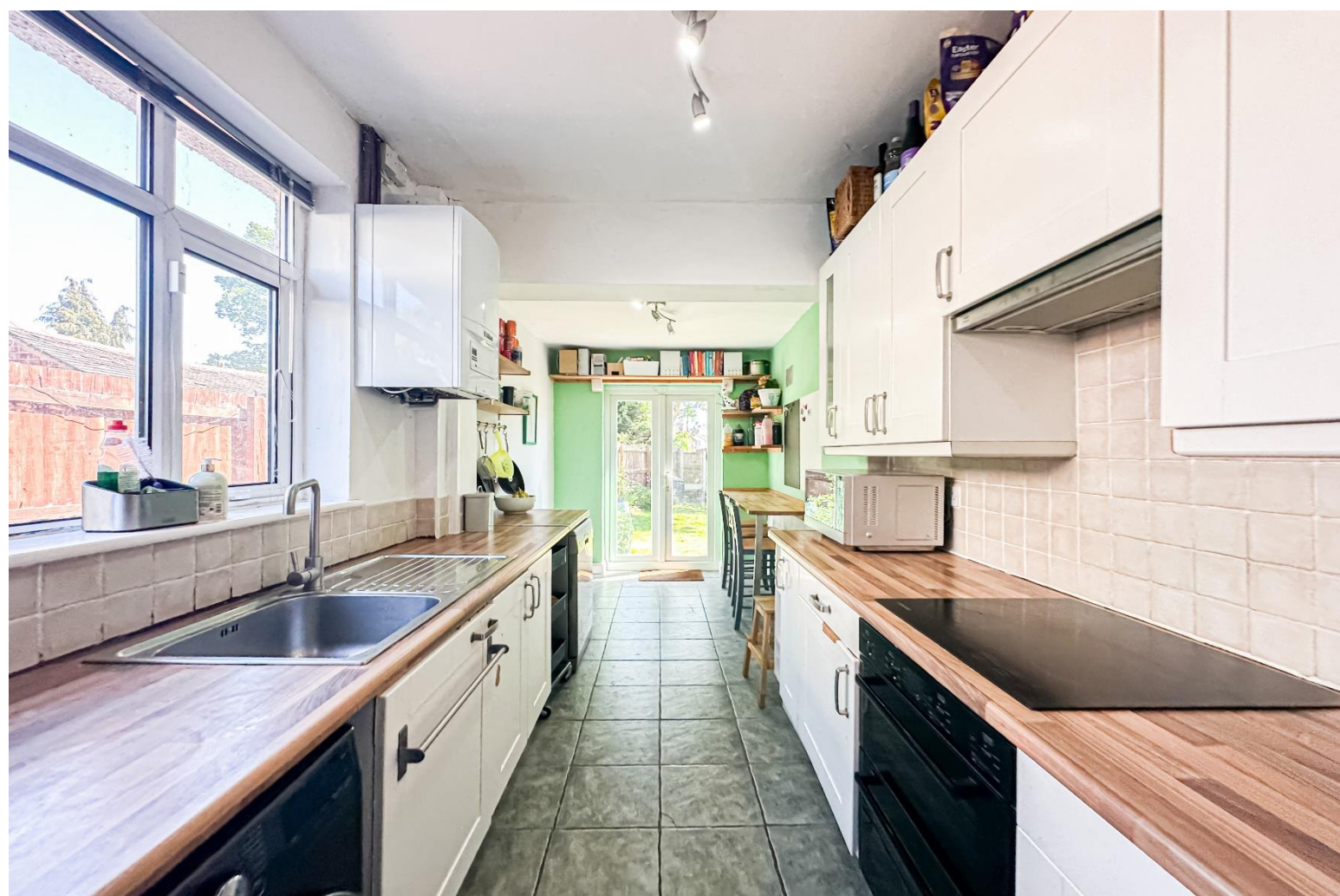
Aigburth Hall Avenue, Aigburth, Liverpool, L19 3PS

- Fantastic Three Bedroom Semi Detached Property
- Generously Proportioned & Beautifully Presented
- Additional Sitting Room & Modern Fitted Kitchen
- Contemporary Style Three-Piece Bathroom Suite
- Prime Location In Sought-After Area Of Aigburth
- Hallway & Spacious Bay-Fronted Reception Room
- Two Substantial Double Bedrooms & Large Single
- Delightful Garden To Rear & Off-Road Parking



Offers Over £400,000















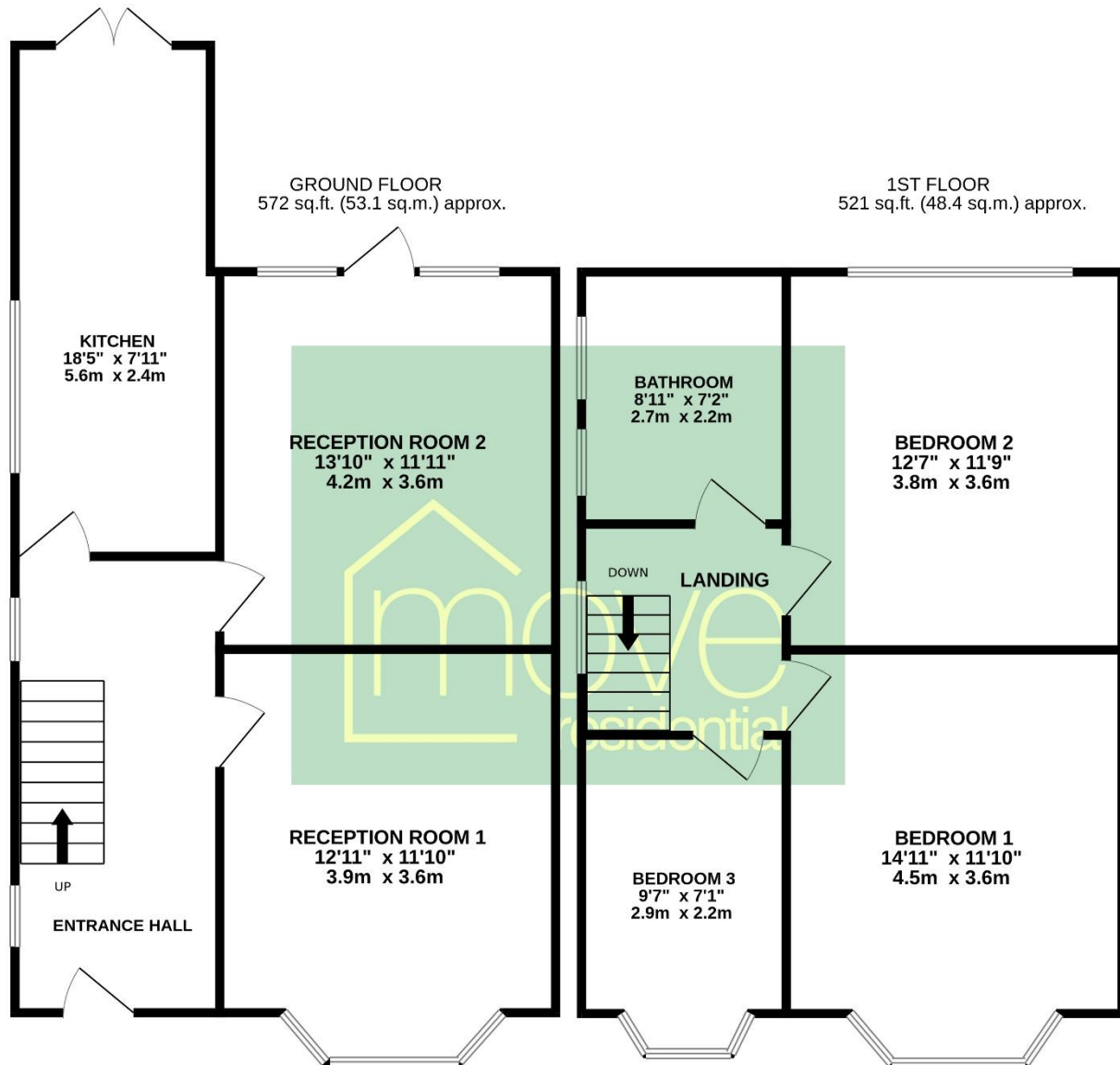
Description

Enjoying a prime location on Aigburth Hall Avenue in the highly sought-after suburb of Aigburth, L19, is this impressive three bedroom semi detached property, proudly presented to the sales market by appointed agents Move Residential. Boasting generous living proportions which have been finished to an excellent standard throughout, this promises to make a wonderful future home for a very lucky family. An inviting entrance hall greets you into the property leading through to a spacious family lounge, which is awash with natural light courtesy of a bay window, providing a welcoming space to relax and unwind. Following this is a second substantial reception room, which enjoys views and access out to the rear garden. Finished a tasteful décor which complements the eye-catching woodburner, this offers the ideal setting for entertaining guests. Continuing through, you will find a generous kitchen complete with a range of attractive fitted base and wall units, complementary worktops providing plentiful surface space, and a breakfast bar, as well as a set of French doors out to the rear garden which illuminate the room in daylight. Continuing up to the first floor, you will discover two generously sized double bedrooms and a well-proportioned single room, each beautifully presented and receiving plenty of natural light, with both the master room and third bedroom further benefiting from bay windows. Accompanying the sleeping accommodation and completing the interior of this fantastic home is a contemporary style three-piece family bathroom suite. Externally, the property is further enhanced by a meticulously maintained rear garden which provides a delightful outdoor space for the whole household to enjoy. A neatly manicured lawn offers ample room for recreational activities, whilst a raised decking area presents a serene spot for enjoying al-fresco dining and entertaining. To the front, a sizable driveway provides off-road parking.

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.

Floor Plan



TOTAL FLOOR AREA : 1093 sq.ft. (101.6 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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EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	65 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.