



Chequers Gardens, Aigburth, Liverpool, L19 3PD

- Fabulous Three Bedroom Semi Detached Property
- Substantially Extended & Immaculately Presented
- Stunning Open Plan Kitchen Diner & Utility/WC
- Luxurious Bathroom Suite & Sizable Loft Room
- Prime Location In Sought-After Area Of Aigburth
- Entrance Hall & Impeccable Bay-Fronted Lounge
- Three Spacious & Beautifully Finished Bedrooms
- Landscaped Garden To Rear & Off-Road Parking



£530,000





















Description

Showcased to the sales market by appointed agents Move Residential is this fabulous three bedroom semi detached home, enjoying a prime location on Chequers Gardens in the sought-after suburb of Aigburth, L19. The property boasts an immaculate frontage exuding kerb appeal, and has been substantially extended to offer expansive and versatile living proportions which have been thoughtfully designed to meet the needs of modern living. Featuring immaculately presented interiors throughout, this promises to make an enviable future home for a very lucky family. Upon entering the residence, you are greeted by an inviting entrance hall which makes a striking first impression, leading through to a sensational family lounge, flooded with natural light courtesy of a bay window. Finished in a lavish décor which complements the exquisite feature fireplace, this presents the perfect setting to relax and entertain guests which feels both welcoming and luxurious. At the heart of the home is a showstopping extended open plan kitchen, dining and living space which is certain to impress even the most discerning of buyers, complete with skylights above illuminating the room in daylight. The kitchen is complete with a range of stylish 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 there is ample room to accommodate a formal dining table ideally positioned in front of bi-fold doors which provide seamless access out to the rear garden. A beautifully presented sitting area centres around a log burner, and adds the finishing touch to this versatile social setting which is equally suited to enjoying quality time as a family and entertaining on a grander scale. Concluding the extensive ground floor is a well-equipped utility room/WC. The exceptional quality continues to the first floor, where you will discover three generously proportioned bedrooms, each impeccably presented and receiving an abundance of natural light, with both the master and second bedroom further benefitting from bay windows. Accompanying the sleeping accommodation is a deluxe four-piece family bathroom suite boasting chic patterned flooring, an elegant free-standing bathtub, and a walk-in shower unit. Completing the interior of this remarkable residence is a bright and airy loft room which features plush carpeting and skylights. Externally, the property is further enhanced by a meticulously landscaped rear garden which provides a fantastic outdoor space for the whole household to enjoy. A low-maintenance artificial lawn offers plenty of room for recreational activities, whilst a raised decking area presents a serene spot for al-fresco dining and entertaining. To the front, a substantial driveway provides ample 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.

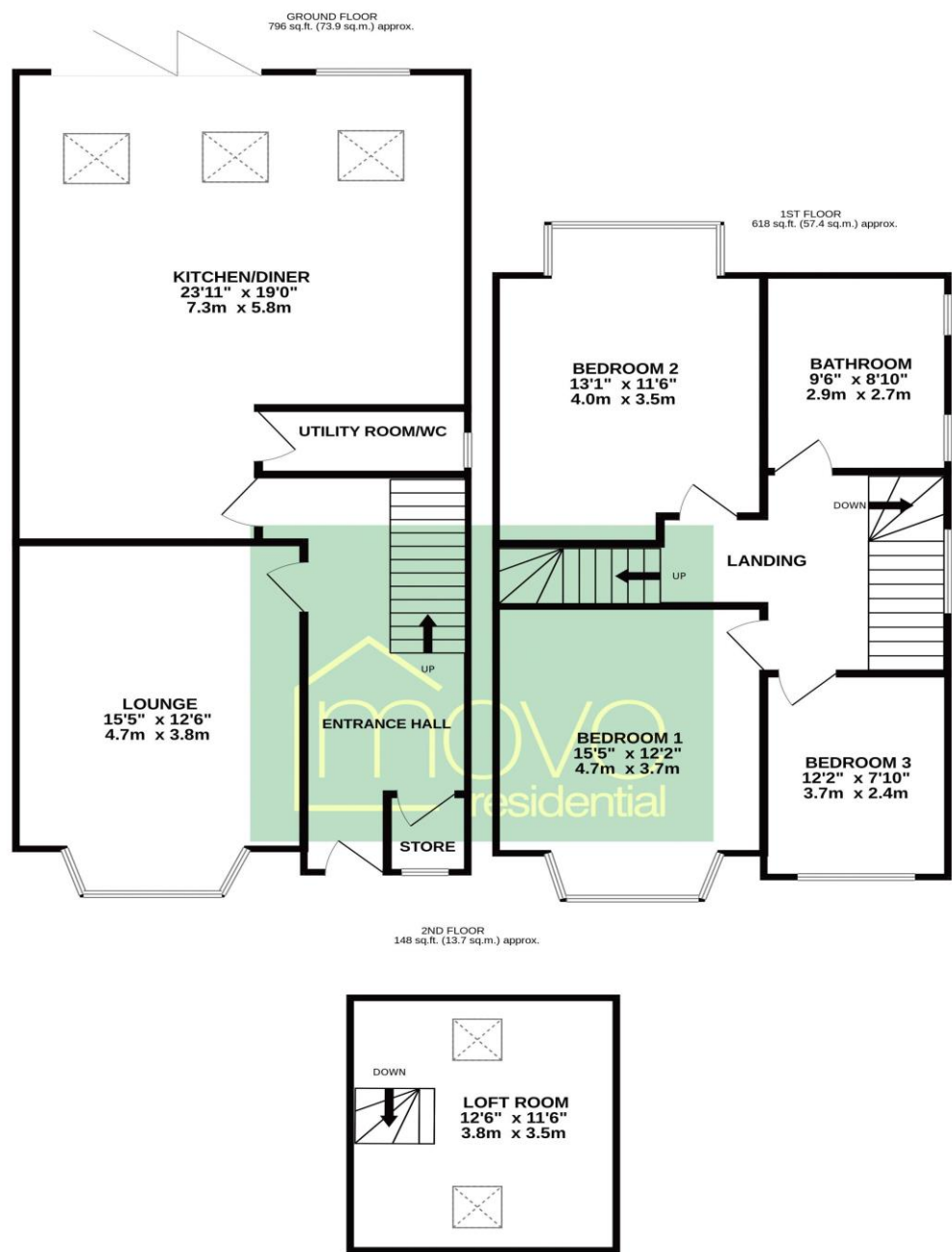
EPC Summary

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | 60 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 : 1562 sq.ft. (145.1 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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