



Moel Famau View, Aigburth, Liverpool, L17 7ET

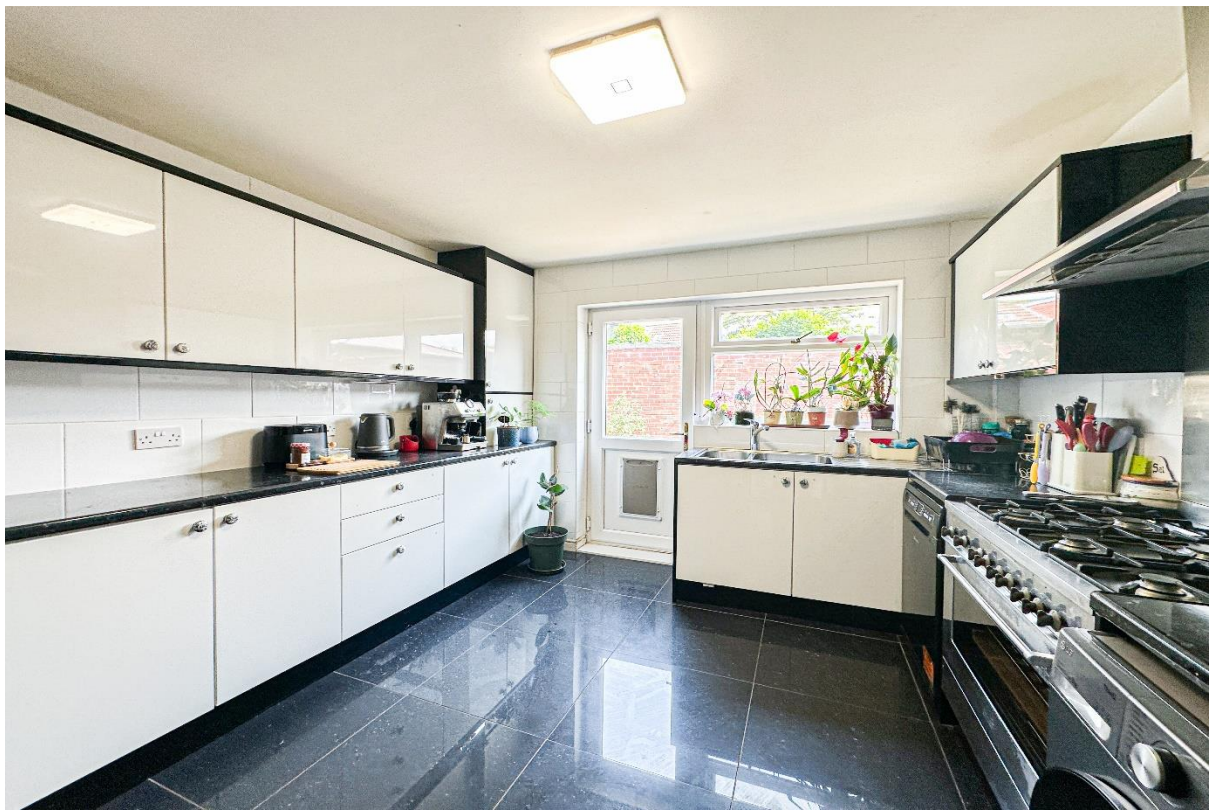
- Impressive Four Bedroom Detached Property
- Spacious & Impeccably Finished Throughout
- Modern Fitted Kitchen & Ground Floor WC
- Ensuite To Master & Family Bathroom Suite
- Located In Sought-After Suburb Of Aigburth
- Entrance Hall, Family Lounge & Dining Area
- Four Bright & Well-Proportioned Bedrooms
- Lovely Garden, Off-Road Parking & Garage



£450,000

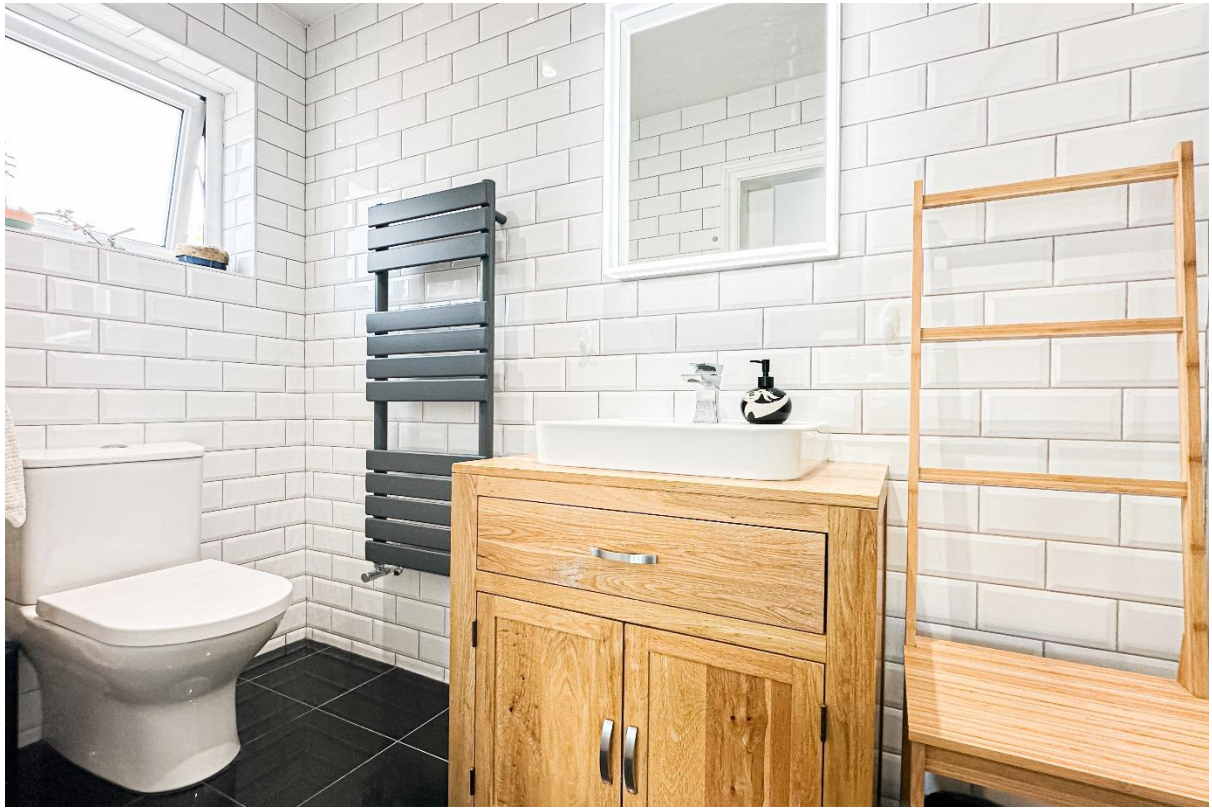




















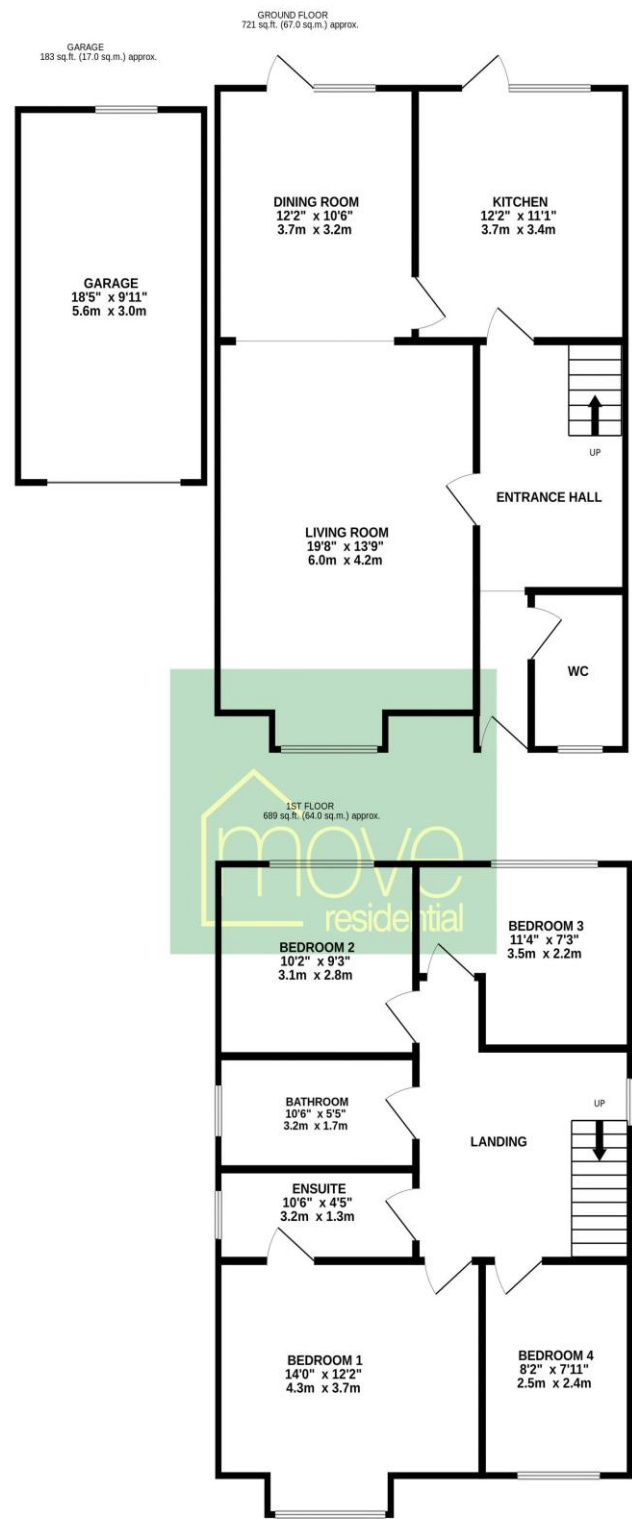
Description

Arriving at the sales market courtesy of Move Residential is this impressive four bedroom detached residence, enjoying a prime position on Moel Famau View in the sought-after suburb of Aigburth, L17. Boasting an appealing frontage with generous and beautifully presented living proportions within, this promises to make a wonderful forever home for a very lucky family. You are greeted into the property by an inviting entrance hall, which leads through to a bright and spacious family lounge, flowing seamlessly into a delightful dining area which enjoys views and access out to the rear garden. Finished in a bold and tasteful décor throughout featuring attractive wood style flooring, this presents a welcoming open plan social space for relaxing and enjoying mealtimes with family and friends. Continuing through you will find a substantial kitchen complete with a range of modern fitted base and wall units and complementary worktops providing plentiful surface space. Concluding the ground floor is a convenient WC. Ascending to the first floor, you will discover four well-proportioned bedrooms, each impeccably finished and receiving plenty of daylight. The master bedroom enjoys the added luxury of a deluxe ensuite shower room, and adding the finishing touch to the interior of this fabulous home is a contemporary style three-piece family bathroom suite, boasting stylish patterned flooring. Externally, the property further benefits from a neatly maintained lawned garden to the rear, presenting the perfect spot for enjoying recreational activities and al-fresco dining during the summer months. To the front, a driveway provides ample off-road parking and a garage offers additional storage space.

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. The property is located just a stones throw from Festival Gardens, a tranquil space with oriental gardens, pagodas, and waterfalls, and is also within close proximity to Otterspool Promenade, which enjoys scenic views across the River Mersey. 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 : 1593 sq.ft. (148.0 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.
Made with Metropix ©2025

EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	75 C	
55-68	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.