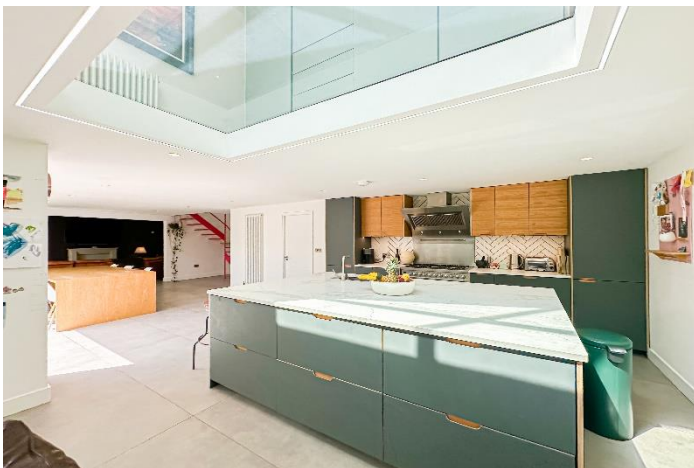


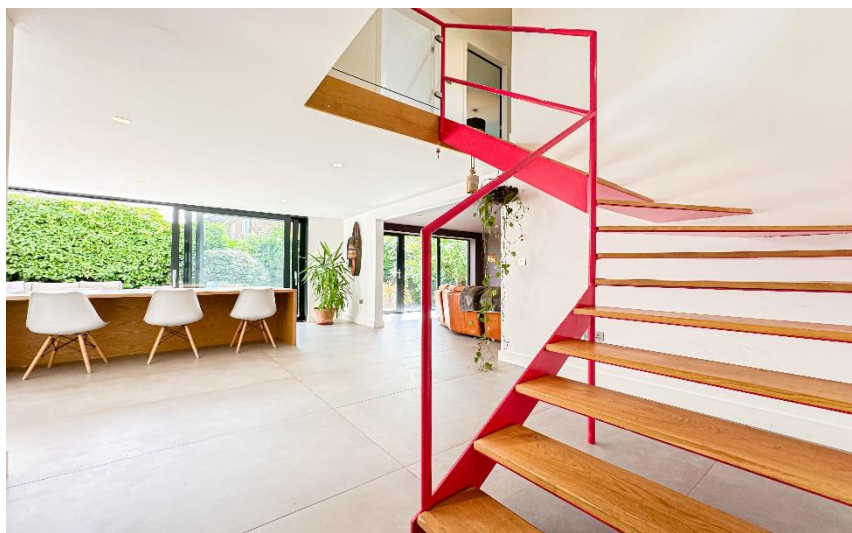


St. Annes Road, Aigburth, Liverpool, L17 6BW

- Showstopping Four Bedroom Detached Residence
- Thoughtfully Designed & Immaculately Presented
- Additional Living Room, Utility & Downstairs WC
- Ensuite To Master & Luxury Main Bathroom Suite
- Envious Location In Sought-After Area Of Aigburth
- Stunning Open Plan Kitchen, Dining & Living Area
- Four Substantial & Impeccably Finished Bedrooms
- Beautifully Manicured Garden, Driveway & Garage



Offers in the Region Of £795,000

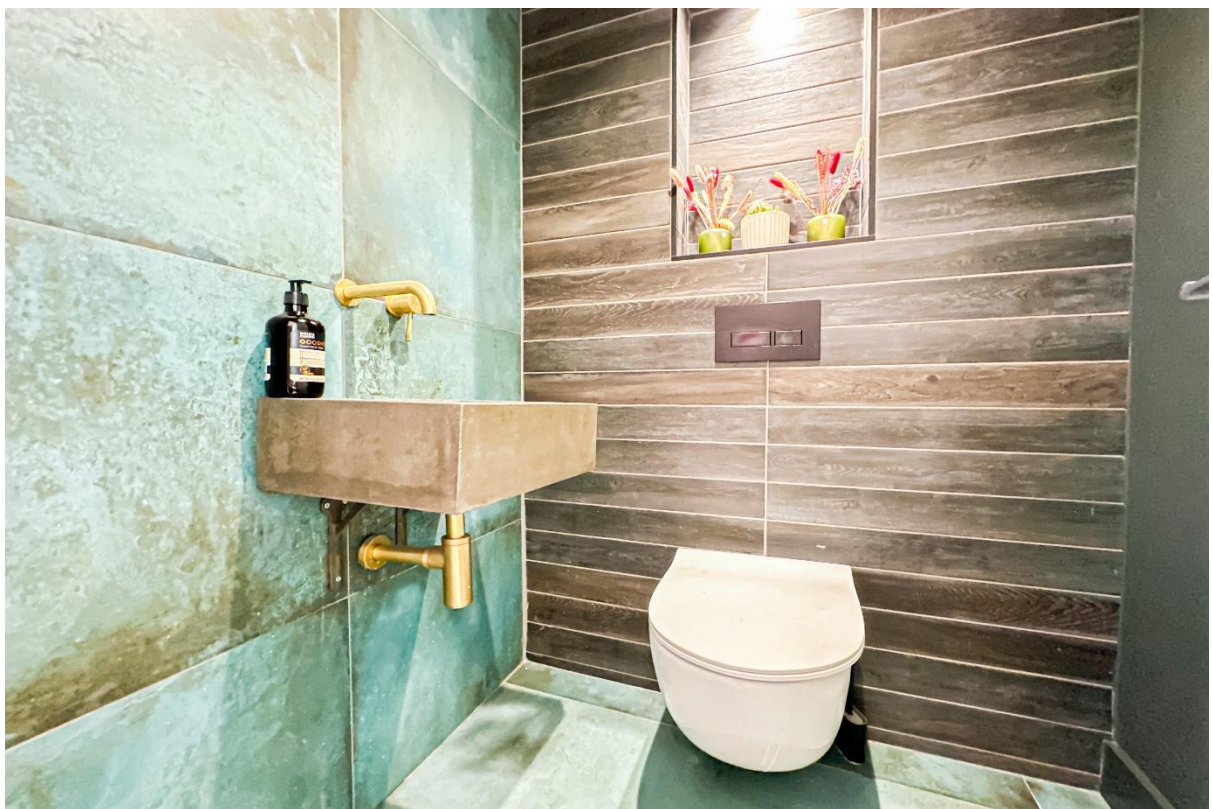




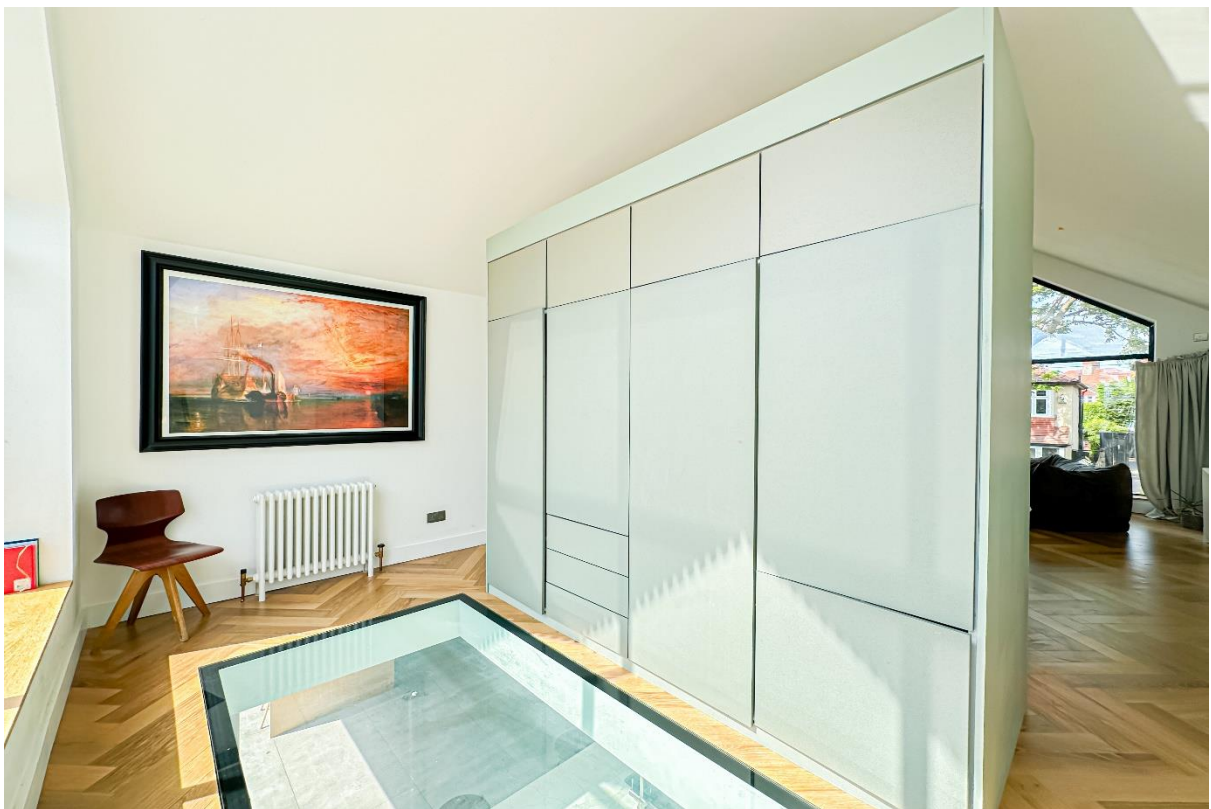


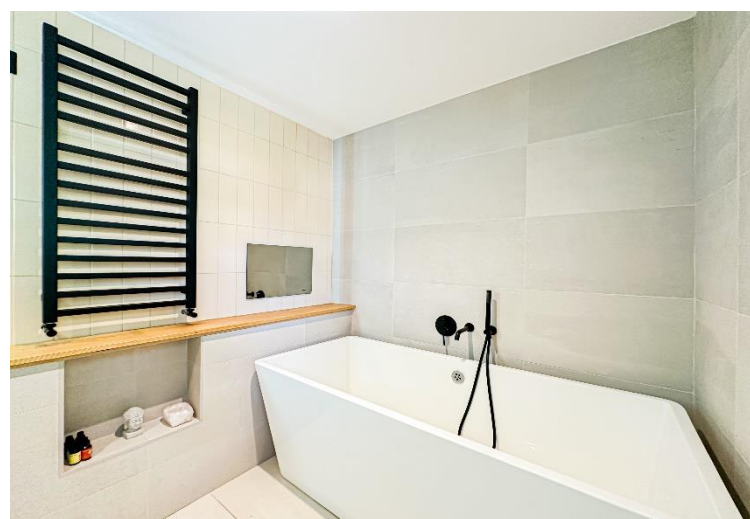
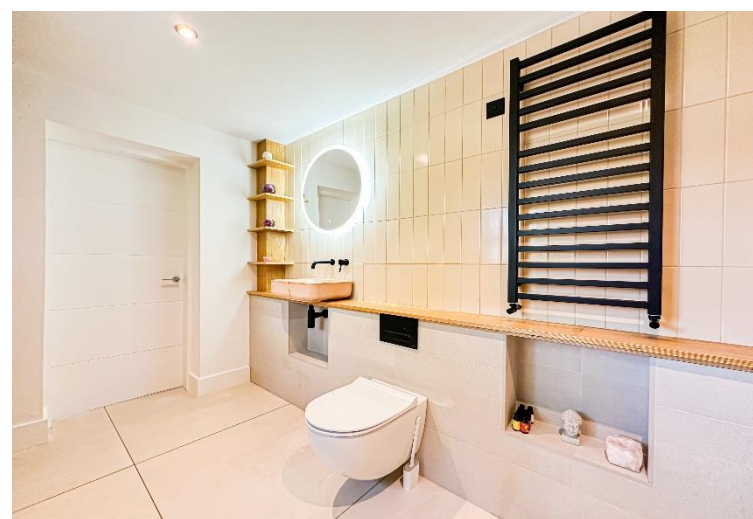






















Description

Far surpassing all expectations is this sensational four bedroom detached residence, enjoying an enviable position on St Annes Road in the highly sought-after suburb of Aigburth, L17. Proudly showcased to the sales market courtesy of appointed agents Move Residential, this property boasts an imposing modern frontage which exudes kerb appeal, and offers expansive and versatile living proportions which have been thoughtfully designed to meet the needs of modern family living. With immaculately presented interiors finished to the most exemplary specifications throughout, this promises to make a truly incomparable future home for an extremely lucky buyer. Upon entering the property, you are greeted by an inviting entrance hall which leads through to a stunning open plan kitchen dining and living space which is certain to impress even the most discerning of buyers, presenting the ultimate social setting ideal for enjoying family mealtimes and entertaining on a grander scale. The lounge area is awash with natural light courtesy of huge windows and skylights above, flowing seamlessly into the striking fitted kitchen complete with a range of stylish 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 perfect spot for more casual dining, and there is a designated dining space positioned in front of sliding doors which provide a seamless transition between the inside and outside. Continuing thorough you will find a further reception room, which has been finished in an elegant décor and boasts a feature fireplace, providing a welcoming space to relax and unwind whilst enjoying views of the garden. Concluding the extensive ground floor is a well-appointed utility room and beautifully finished WC. The outstanding quality continues to the first floor where you will discover the truly showstopping master bedroom. Boasting tall pointed dual aspect windows which illuminate the room in daylight, as well as feature glass flooring, this room has been finished in a fresh contemporary décor boasting attractive parquet flooring and a built-in storage unit. Further enhancing the master suite is a luxurious ensuite bathroom featuring a magnificent free-standing bathtub. There are a further three generously proportioned and impeccably presented bedrooms, featuring plush carpeting throughout, and adding the finishing touch to this exceptional home is a deluxe fully tiled four-piece family bathroom suite, enjoying a walk-in shower. Externally, the property further benefits from a meticulously maintained rear garden which consists of a neatly manicured lawn and a raised decking area, presenting a serene spot for al-fresco dining and entertaining during the warmer months. To the front, a substantial driveway provides ample off-road parking, whilst 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. 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.

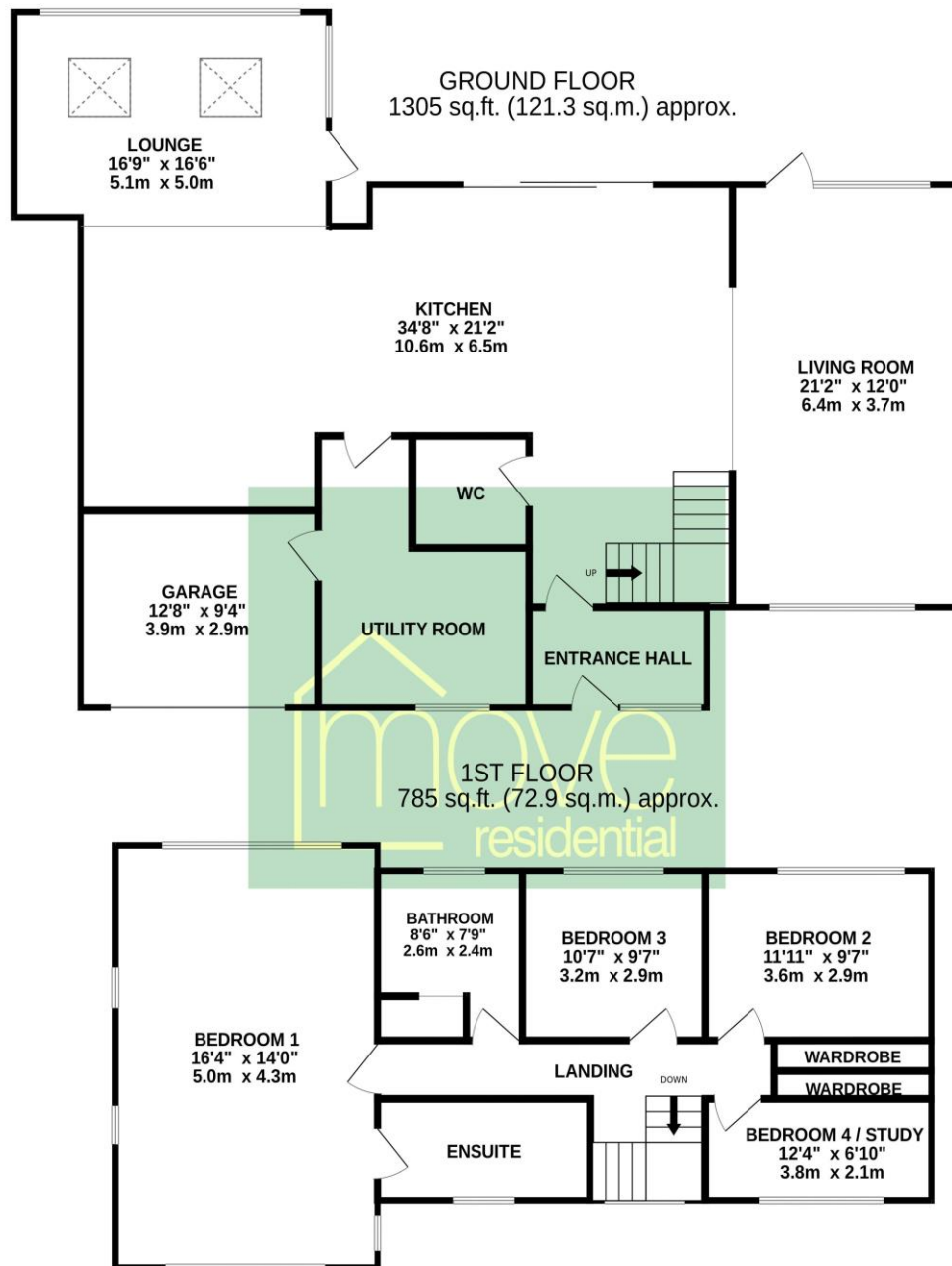
EPC Summary

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 : 2090 sq.ft. (194.2 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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