



Fairfield Crescent, Fairfield, Liverpool, L6 8PJ

- Exceptional Five Bedroom Semi Detached Home
- A Rare Find - Available With No Onward Chain
- Hall, Three Reception Rooms, Kitchen & Utility
- Luxury New Four-Piece Family Bathroom Suite
- Located In The Highly Popular Area Of Fairfield
- Generous Proportions Bursting With Character
- Five Substantial Bedrooms & A Dressing Room
- Cellar, Huge Garden, & Gated Off-Road Parking

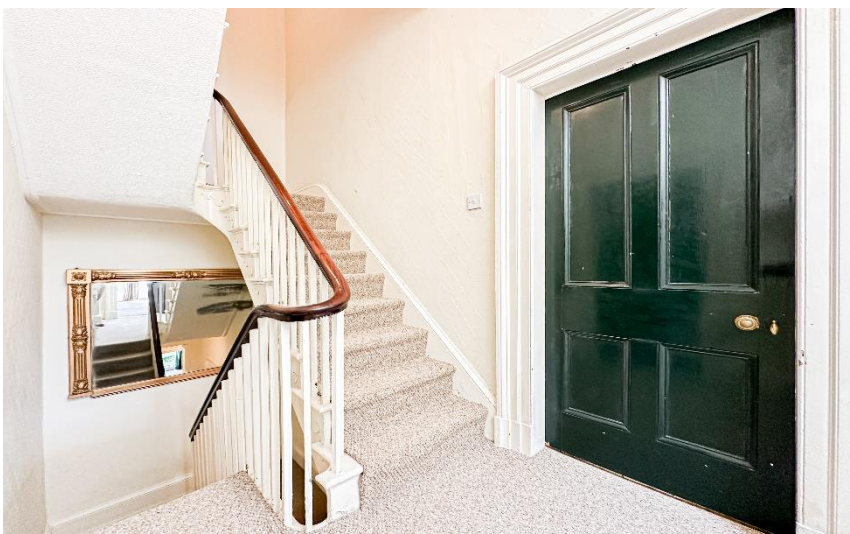
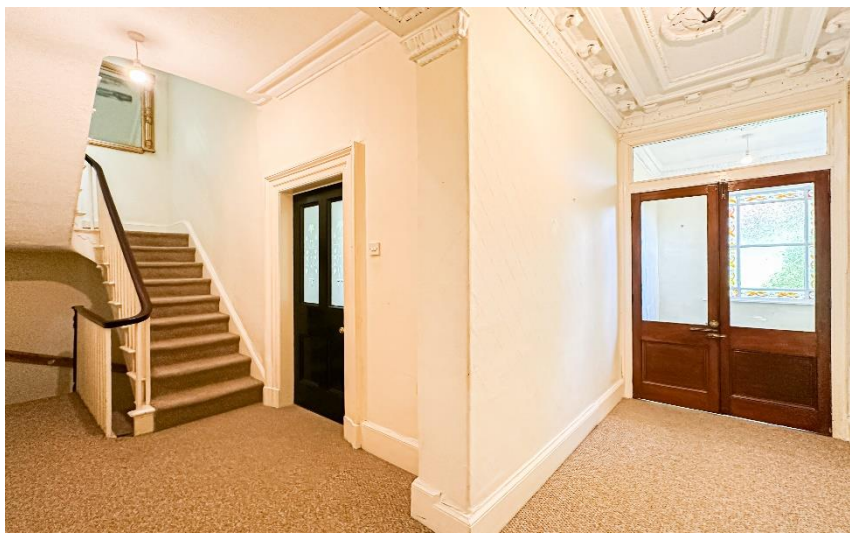


£410,000

























Description

This truly exceptional five bedroom semi-detached residence, located in the highly favoured residential area of Fairfield, L6, is proudly offered for sale with no onward chain by appointed agents Move Residential. Boasting a characterful frontage with generous and versatile living proportions arranged over four floors, this property offers an abundance of internal space with tremendous potential. With well-maintained interiors showcasing a plethora of charming original features, this promises to make an incomparable and enviable forever home for an extremely lucky family in need of generous accommodation. Upon entering the residence, you are greeted by an inviting entrance hall which leads through to two spacious reception rooms, each enjoying wonderfully high ceilings, and flooded with natural light courtesy of huge bay windows. Both rooms boast feature fireplaces and ornate ceiling detailing, offering elegant settings for relaxing and entertaining guests. A substantial dining room provides the ideal space for enjoying family mealtimes, flowing into a fitted kitchen, and concluding the extensive ground floor is a convenient utility room. Ascending the grand staircase up to the first floor you will discover three generously sized bedrooms along with a dressing room to the third, each receiving an abundance of daylight with the master room further benefitting from a bay window. Accompanying the sleeping accommodation is a luxurious new four-piece family bathroom suite which is certain to impress even the most discerning of buyers, featuring underfloor heating, a spectacular freestanding bathtub and a chic walk-in shower unit. At the pinnacle of the property, the second floor is home to the two remaining substantial bedrooms, and concluding the interior of this remarkable residence is a large cellar level, divided into three usable rooms, offering potential for a wide range of uses. Externally, the property is further enhanced by a large rear garden which provides an outdoor oasis for the whole household to enjoy, perfectly suited for enjoying recreational activities and al-fresco dining and entertaining. To the front, a beautifully maintained garden area enhances the property's visual appeal, whilst a gated driveway provides secure off-road parking and benefits from an EV charging point. A viewing is highly recommended to fully appreciate the scale and versatility of this unique residence, presenting an opportunity not to be missed for those searching for a character property they can put their own stamp on.

Location

Fairfield is always popular with investors who see the potential in the area's on going regeneration and identify that its proximity to the City, both Universities and the Royal Liverpool Hospital make it ideal for the rental market. First time buyers can also benefit from the more affordable nature of the property here and enjoy having the City Centre so close to hand. Property is primarily traditional Victorian terraced housing but with some notable Georgian properties and impressive Villas closer to town and around Fairfield. Prices, even for the larger properties, compare very favourably with the rest of the City, making for good prospects for a sound rental return and giving first time buyers more house for their money. Full of contrasts and surprises, the area includes the Grade II listed, 121 acre Newsham Park which is surrounded by fine architecture - largely on Prospect Vale and Fairfield Crescent - and is a designated conservation area. Shops are many and varied along Kensington and West Derby Road, with larger, national chain stores located on Prescot Road and at Edge Lane Retail Park, which also has restaurants and a multiplex cinema. Frequent train services to Manchester and into Liverpool run from Edge Hill Station, buses are regular and Edge Lane/Drive takes drivers straight on to the start of the M62.

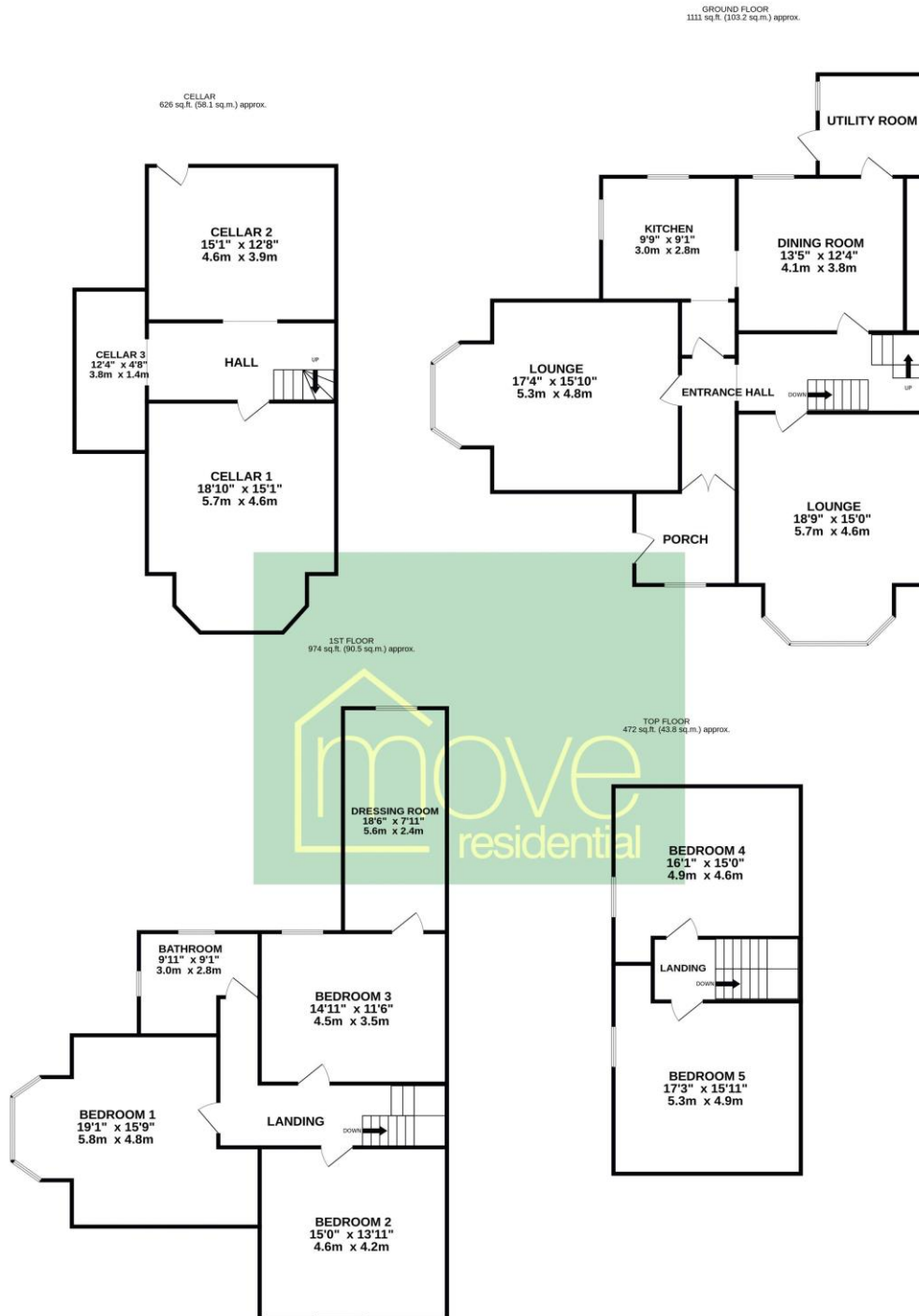
EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 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 : 3148sq.ft. (292.5 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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