



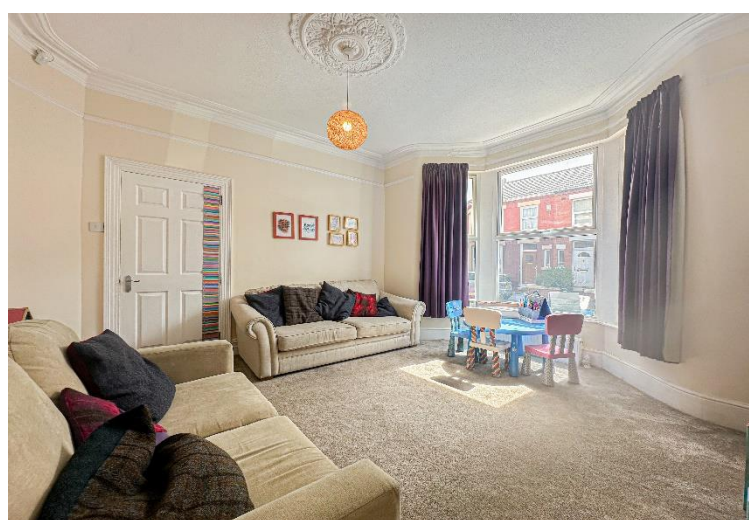
## Brabant Road, Aigburth, Liverpool, L17 0AA

- Impressive Five Bedroom Terrace Home
- Extensive Proportions Over Three Floors
- Modern Fitted Kitchen & Downstairs WC
- Two Deluxe Bathrooms & Utility Room
- Located In Desirable Suburb Of Aigburth
- Entrance Hall & Two Reception Rooms
- Five Bright & Well-Presented Bedrooms
- Well-Maintained Enclosed Yard To Rear

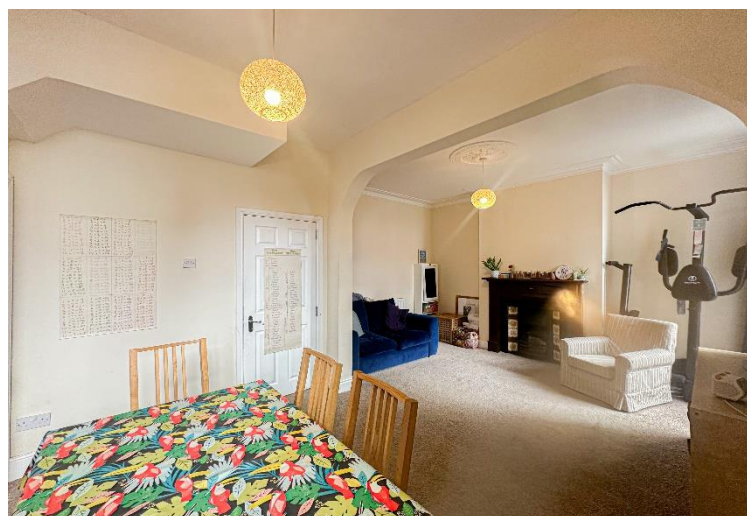


Offers Over £425,000





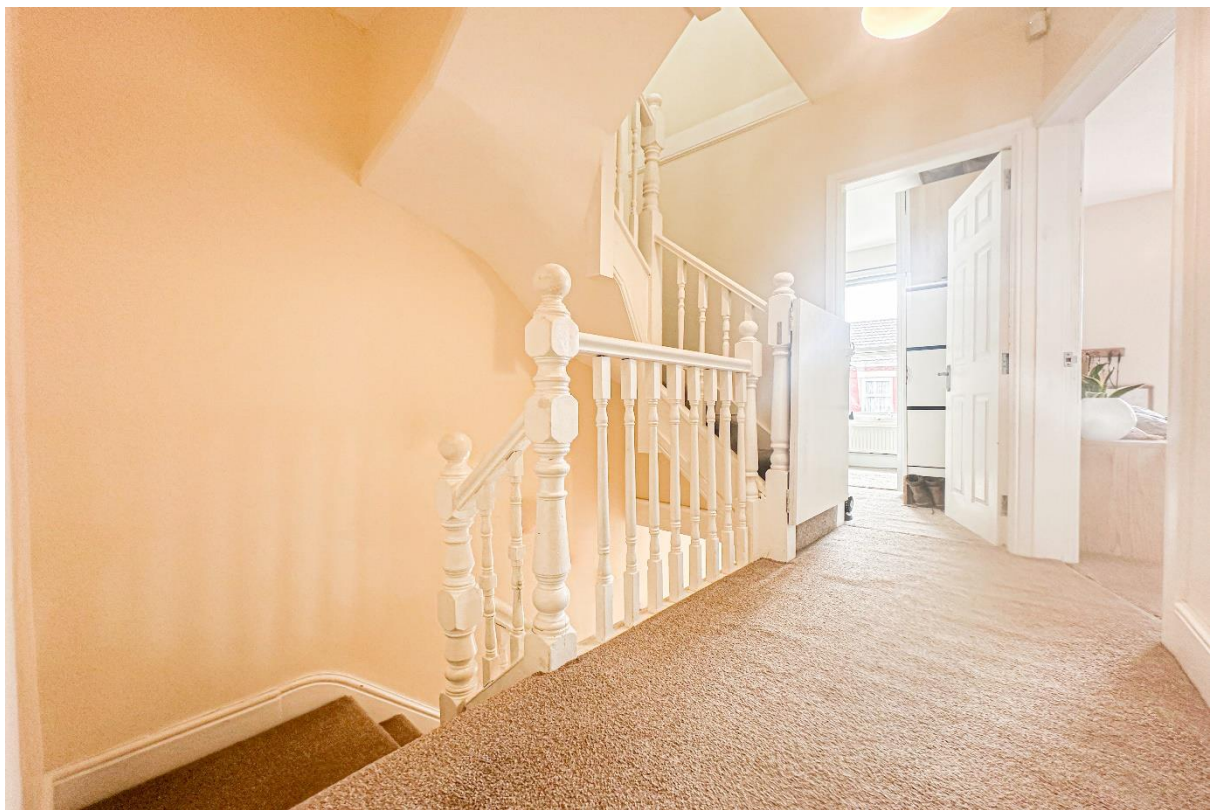










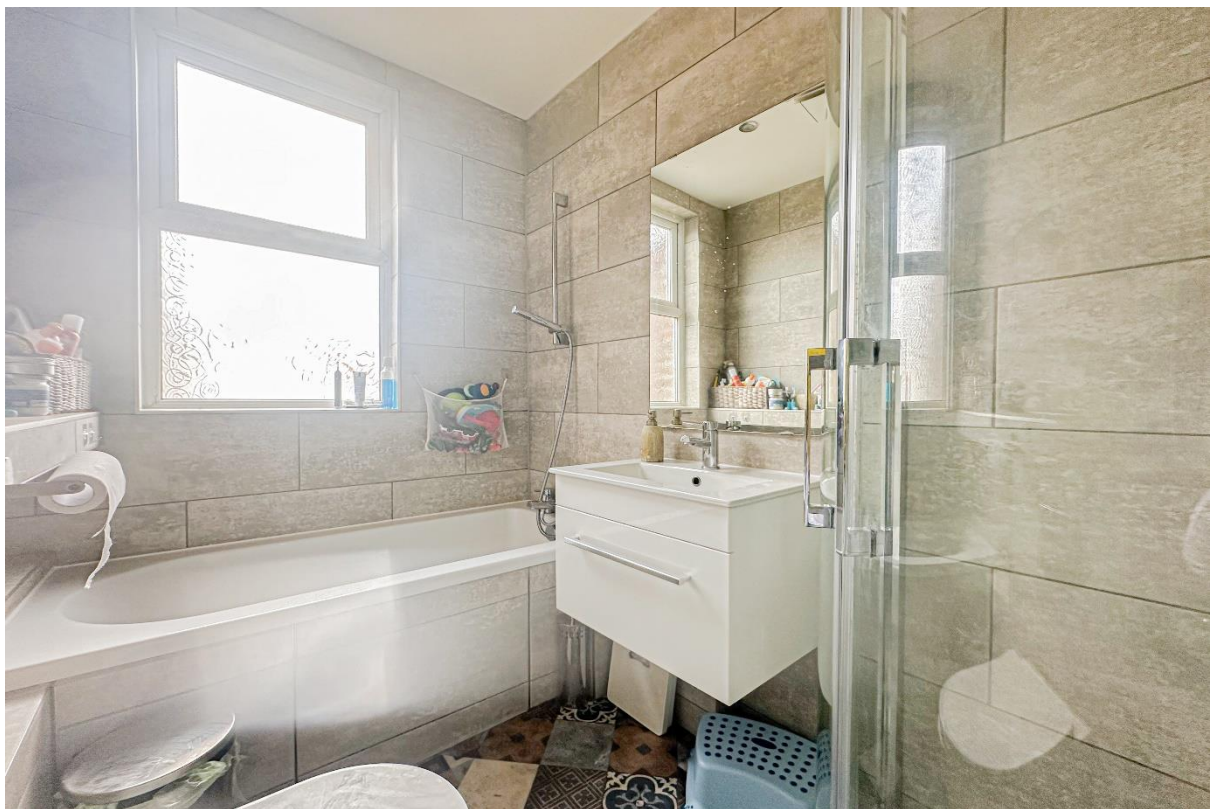
























## EPC Summary

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		<b>86 B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	<b>68 D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

### 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.



## **Description**

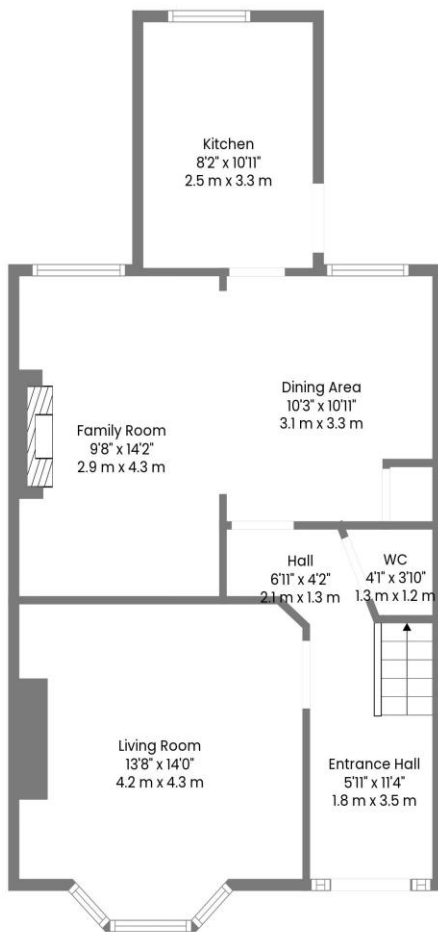
Enjoying a prime location on Brabant Road in the highly sought-after suburb of Aigburth, L17, is this impressive five bedroom mid terrace home, proudly presented to the sales market by appointed agents Move Residential. Offering generous and beautifully presented living proportions arranged over three floors which boast a plethora of characterful original features, this property offers a wealth of space and flexible living, ideal for larger families or buyers seeking additional room for guests. An inviting entrance hall greets you into the property, leading through to a spacious family lounge, awash with natural light courtesy of a huge bay-window. Finished in a neutral décor which complements the ornate ceiling décor and plush carpeting, this presents a welcoming space for relaxing and entertaining guests. Following this is an open plan living and dining room offering a delightful social setting for enjoying family mealtimes and entertaining guests, showcasing a stunning feature fireplace. Continuing through you will find a modern kitchen complete with a range of fitted base and wall units and complementary worktops providing plentiful surface space, and concluding the extensive ground floor is a convenient WC. Ascending up to the first floor you will find two generously sized double bedrooms along with two well-proportioned single rooms, each finished to an excellent standard and receiving plenty of natural light. All external walls on the first floor have insulated plasterboard or equivalent to 50mm depth, providing extra warmth to the bedrooms. Accompanying the sleeping accommodation is a contemporary style three-piece family bathroom suite. The fifth and final bedroom is located at the pinnacle of the property on the second floor, enjoying skylights which give the space a bright and airy feel. Alongside this bedroom is a deluxe bathroom and completing the interior of this wonderful home is a utility room. Externally, the property boasts a substantial enclosed yard to the rear, providing the ideal spot for al-fresco dining and entertaining during the summer. Further benefits to the property include Cat6 wired internet cabling which has been fitted to both reception rooms and all the bedrooms aside from one, allowing faster internet for office or TV streaming.

## **Location**

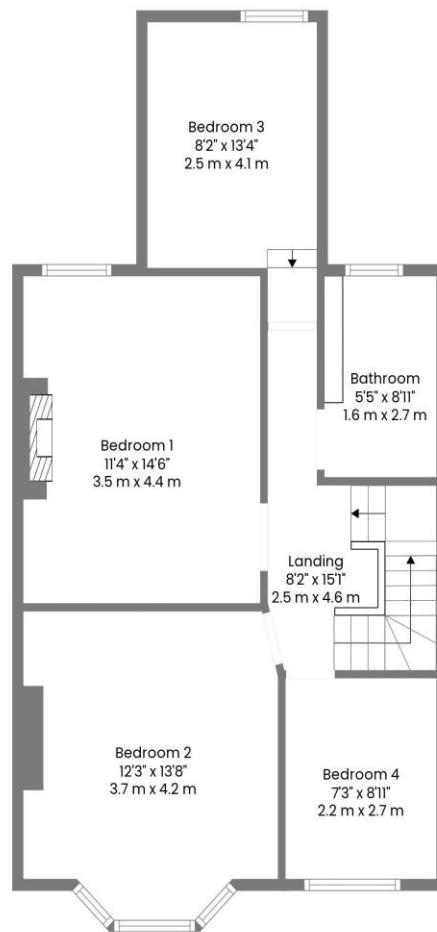
Aigburth is a genuinely varied area of Liverpool with plenty of local character, popular with students, investors, professionals and families. Property largely consists of traditional terraced housing (of all sizes) but with some large Victorian Villas around Sefton Park and apartments (both purpose 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.



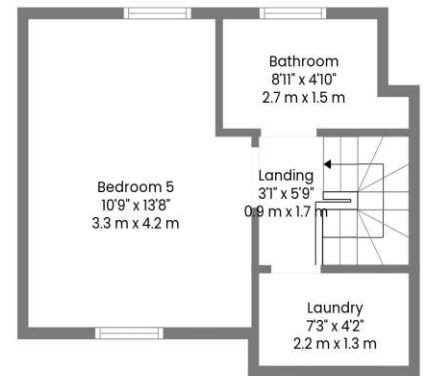
## Floor Plan



Floor 1



Floor 2



Floor 3

**TOTAL: 1446 sq. ft, 135 m2**

FLOOR 1: 633 sq. ft, 59 m2, FLOOR 2: 633 sq. ft, 59 m2, FLOOR 3: 180 sq. ft, 17 m2

EXCLUDED AREAS: LOW CEILING: 77 sq. ft, 7 m2

WALLS: 155 sq. ft, 13 m2



Whilst Every Attempt Has Been Made To Ensure The Accuracy Of The Floorplan Contained Here, 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.