



Mersey Road, Aigburth, Liverpool, L17 6AG

- Exquisite Four Bedroom Detached Sandstone Cottage
- Immaculately Presented With Many Original Features
- Elegant Kitchen Diner Finished To High Specifications
- Ensuite To Master & Deluxe Three-Piece Bathroom
- Envious Location In Sought-After Suburb Of Aigburth
- Striking Entrance Hall & Impeccable Reception Room
- Four Well-Proportioned Bedrooms Full Of Character
- Charming Indian Stone Paved Courtyard To The Rear



Offers in Excess of £675,000























Description

Those looking for a home bursting with character should look no further than this exquisite four bedroom detached sandstone cottage, enjoying a prime location on Mersey Road in the highly sought-after suburb of Aigburth, L17. Proudly presented to the sales market courtesy of appointed agents Move Residential, this property boasts an enchanting frontage and offers generous living proportions within which have been finished to an immaculate standard throughout. Dating back nearly 300 years, this residence showcases a plethora of charming original features which harmonise beautifully with the high specification finishes, promising to make a truly incomparable forever home for an extremely lucky family. You are greeted into the residence by an elegant entrance hall which makes a striking first impression and sets the tone for the accommodation to follow, featuring attractive wood flooring and an eye-catching staircase. To the left, you are led into a spacious reception room which enjoys a set of french doors out to the rear, offering seamless access into the idyllic patio area and bathing the room in natural light. Impeccably finished in a tasteful décor featuring plush carpeting and boasting a cosy log burning stove, this space exudes both a warm and stylish ambiance, perfect for relaxing and entertaining guests. To the right, you will find an expansive open plan kitchen diner, which is certain to impress even the most discerning of buyers, presenting a stunning social setting for enjoying family mealtimes and hosting on a larger scale. Evidently finished to the most exemplary standard, the kitchen is complete with a range of chic fitted base and wall units, hand cut quartz worktops providing plentiful surface space, and a Belfast sink adding the perfect finishing touch. The exceptional quality continues up to the first floor, where you will discover four generously proportioned bedrooms, each beautifully presented and bursting with charm, featuring slanted ceilings and exposed beams. The extensive master bedroom enjoys the added luxury of an ensuite bathroom, and adding the finishing touch to the interior of this remarkable residence is a deluxe three-piece family bathroom suite. Externally, the property is further enhanced by a meticulously maintained Indian stone rear yard, which provides a serene setting for enjoying al-fresco dining and entertaining during the warmer months.

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.

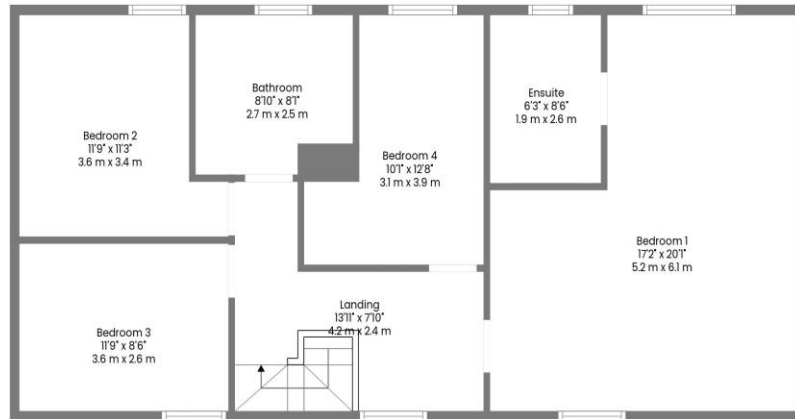
EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

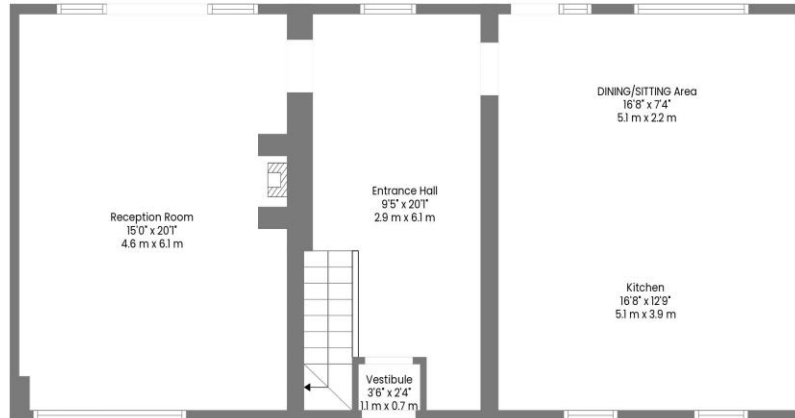
Additional Information

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



Floor 2



Floor 1

TOTAL: 1744 sq. ft, 162 m²

FLOOR 1: 872 sq. ft, 81 m², FLOOR 2: 872 sq. ft, 81 m²
WALLS: 129 sq. ft, 12 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.