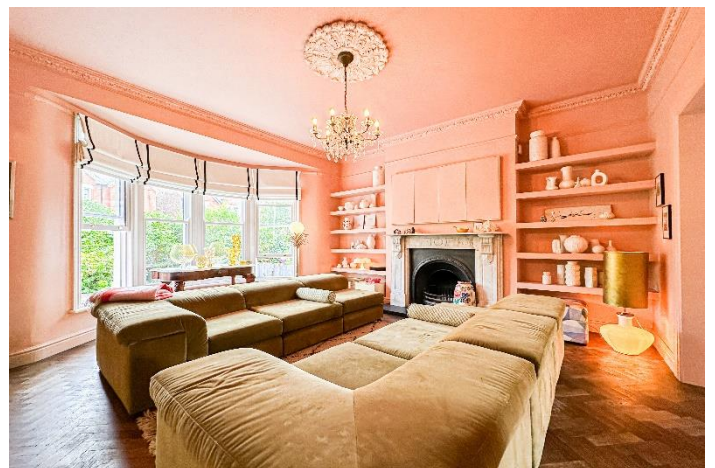


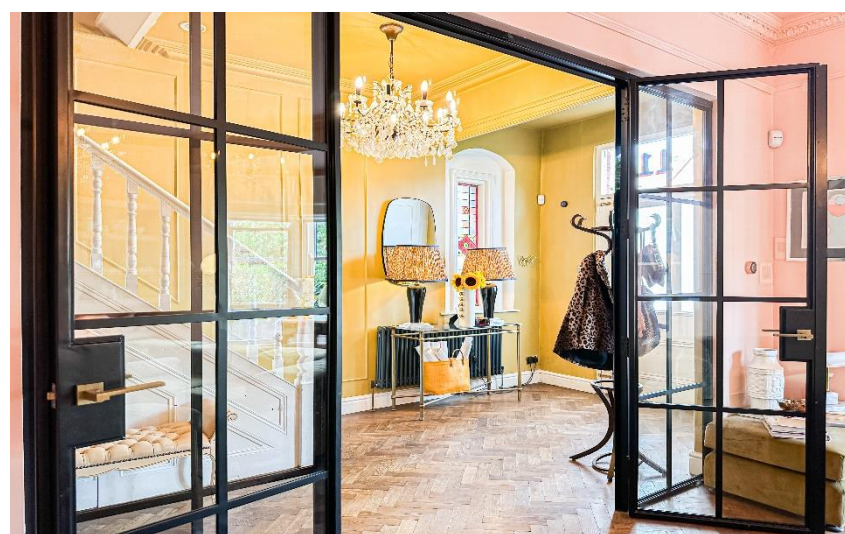


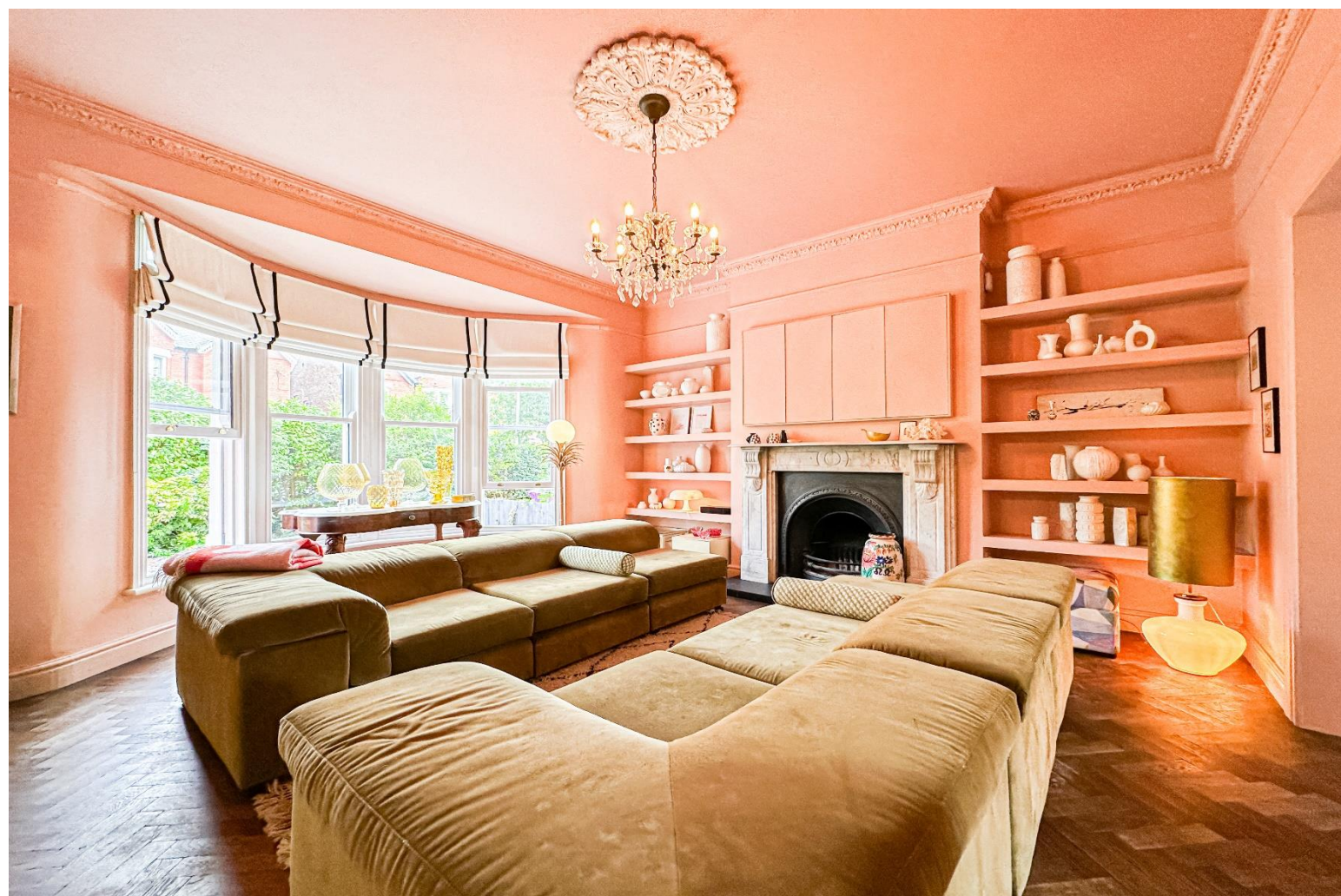
York Avenue, Sefton Park, Liverpool, L17 2AS

- Exquisite Four Bedroom Semi Detached Residence
- Finished To Exemplary Specifications Throughout
- Striking Open Plan Kitchen Diner & Sitting Room
- Luxury Four-Piece Bathroom Suite & Utility Room
- Found In Leafy & Desirable Suburb Of Sefton Park
- Entrance Hall & Immaculate Bay-Fronted Lounge
- Four Generously Proportioned Double Bedrooms
- Meticulously Maintained Pebbled Garden To Rear

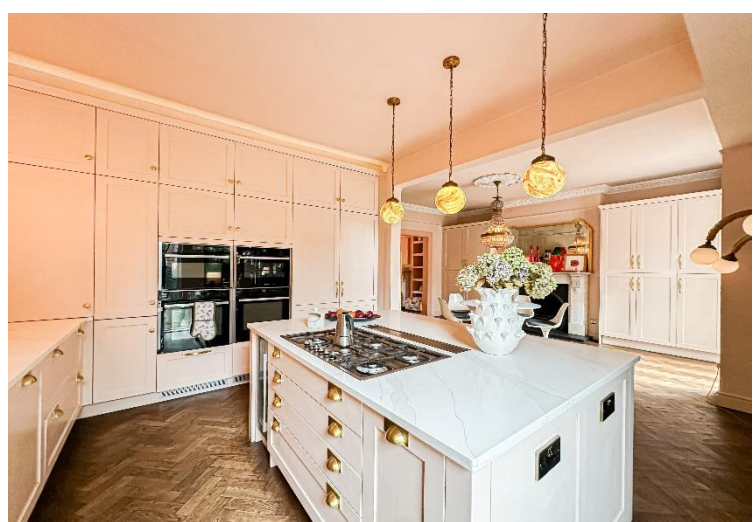


£675,000



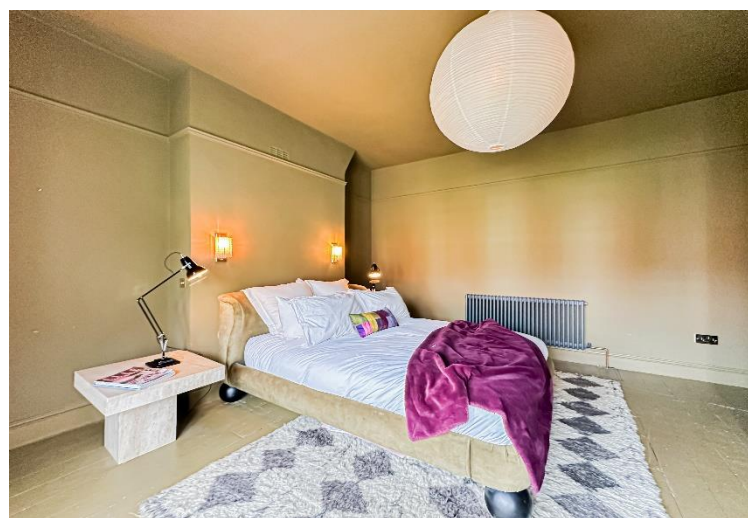
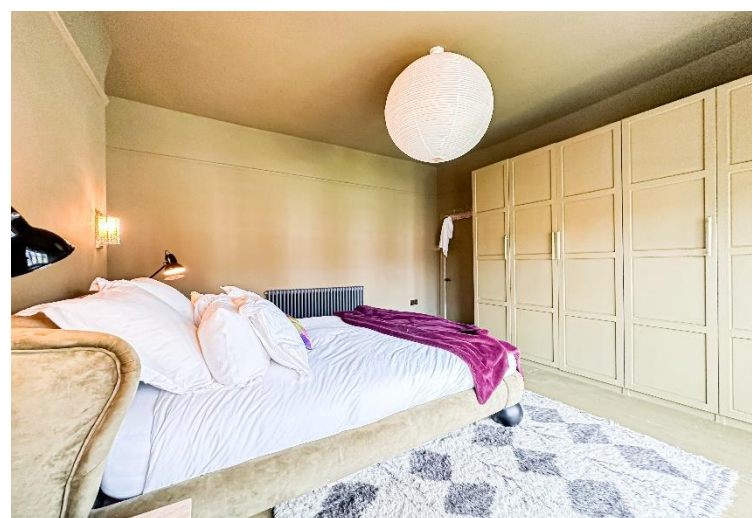
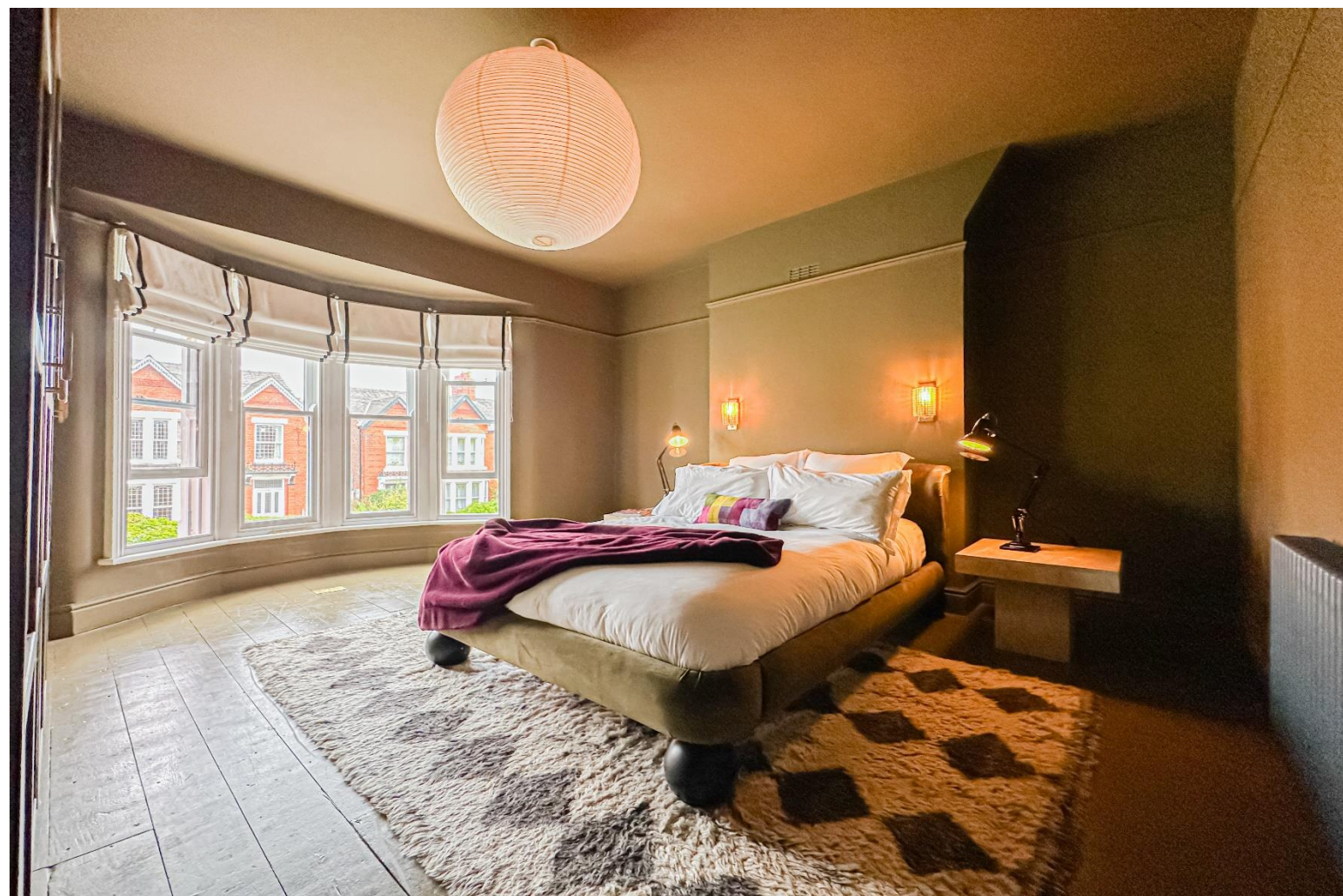






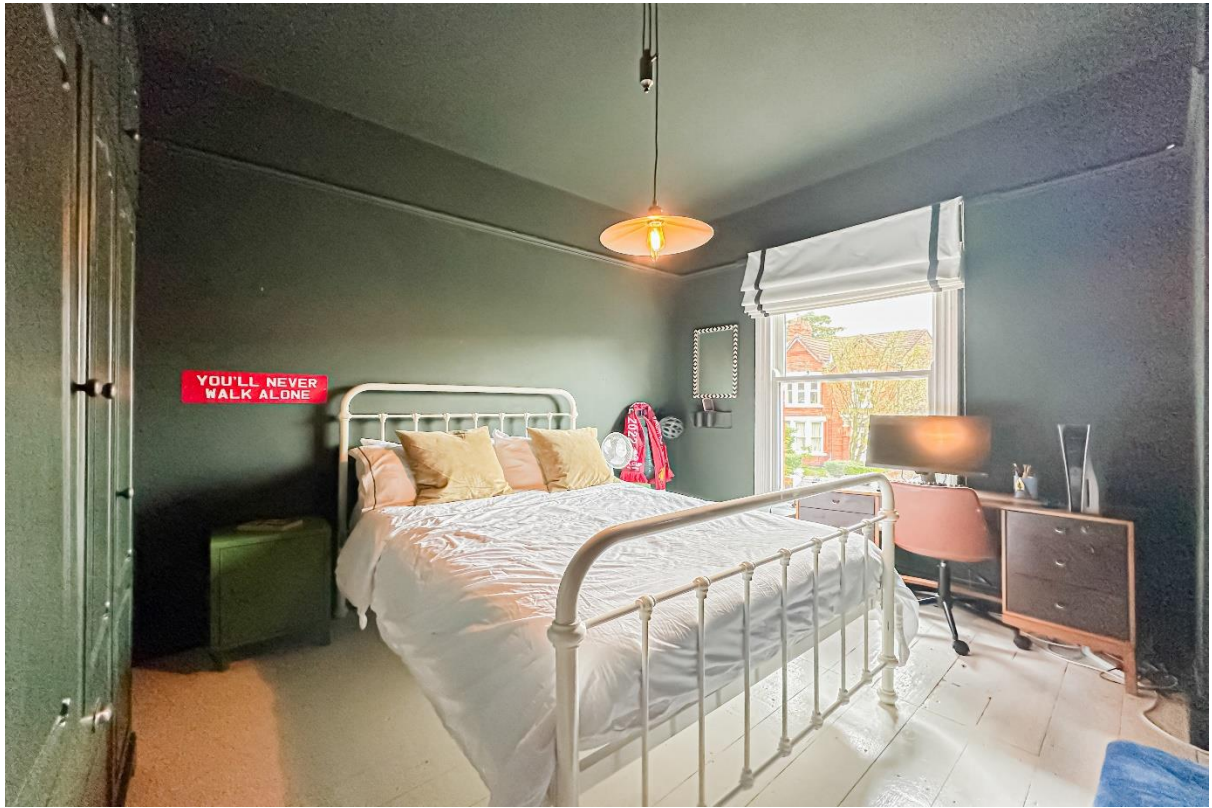


















Description

This exquisite four bedroom semi detached residence, enjoying a prime location in the leafy and desirable suburb of Sefton Park, L17, is proudly presented to the sales market courtesy of appointed agents Move Residential. The property boasts a charming frontage exuding kerb appeal, and having been substantially extended, offers expansive living proportions which have been thoughtfully designed to meet the needs of modern living. The interiors have evidently been finished to the very highest of specifications, evoking a sense of luxury throughout, whilst showcasing a plethora of characterful original features. Far surpassing all expectations, this unique residence promises to make an enviable and incomparable future home for an extremely lucky family. Upon entering the property, you are greeted by a striking entrance hall which makes a fabulous first impression, featuring attractive parquet style flooring which continues throughout the ground floor. Eye-catching crittall doors provide access into the spacious and immaculately presented family lounge, enjoying a walk-in bay window which bathes the room in natural light. Finished in a stylish décor which complements the ornate fireplace and ceiling detailing, this presents a sumptuous space for entertaining guests. At the heart of the home is a sensational open plan kitchen diner which is certain to impress even the most discerning of buyers, complete with a range of elegant fitted base and wall units, complementary worktops providing plentiful surface space and a selection of sleek integrated appliances. With a spectacular centre island and an impeccably finished designated dining area which enjoys a stunning feature fireplace and French doors out to the rear, this presents the ultimate social setting for enjoying family mealtimes and hosting on a larger scale. Continuing through you will find a further beautifully presented sitting room boasting bi-fold doors which provide seamless access into the garden, offering a welcoming yet refined setting to relax and unwind, and concluding the extensive ground floor is a convenient WC. The exceptional quality continues as you ascend to the first floor where you will discover four generously sized double bedrooms each finished to an exemplary standard and receiving an abundance of daylight, with the master room further benefiting from a bay window. Accompanying the sleeping accommodation is a showstopping four-piece family bathroom suite, boasting a roll-top bathtub, walk-in shower unit, and his and hers sinks. Adding the finishing touch to the interior of this remarkable residence is a well-equipped utility. Externally, the property is further enhanced by a meticulously maintained pebbled rear garden which provides an idyllic spot for al-fresco dining during the warmer months.

Location

At the heart of this area is Sefton Park which is Grade II listed and covers a massive 235 acres and 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 Margarets and St Hildas 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: 2020 sq. ft, 188 m2

FLOOR 1: 1051 sq. ft, 98 m2, FLOOR 2: 969 sq. ft, 90 m2

EXCLUDED AREAS: UTILITY: 14 sq. ft, 1 m2, WALLS: 134 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.