



Hadassah Grove, Aigburth, Liverpool, L17 8XH

- Magnificent Three Bedroom Semi Detached Residence
- Spacious & Versatile Proportions Set Over Three Floors
- Sensational Open Plan Kitchen, Dining & Living Space
- Deluxe Ensuites To All Bedrooms & Ground Floor WC
- Located In The Highly Sought-After Suburb Of Aigburth
- Exquisite Interiors Finished To Exemplary Specifications
- Three Generous & Immaculately Presented Bedrooms
- Neatly Maintained Front Garden & Off-Road Parking



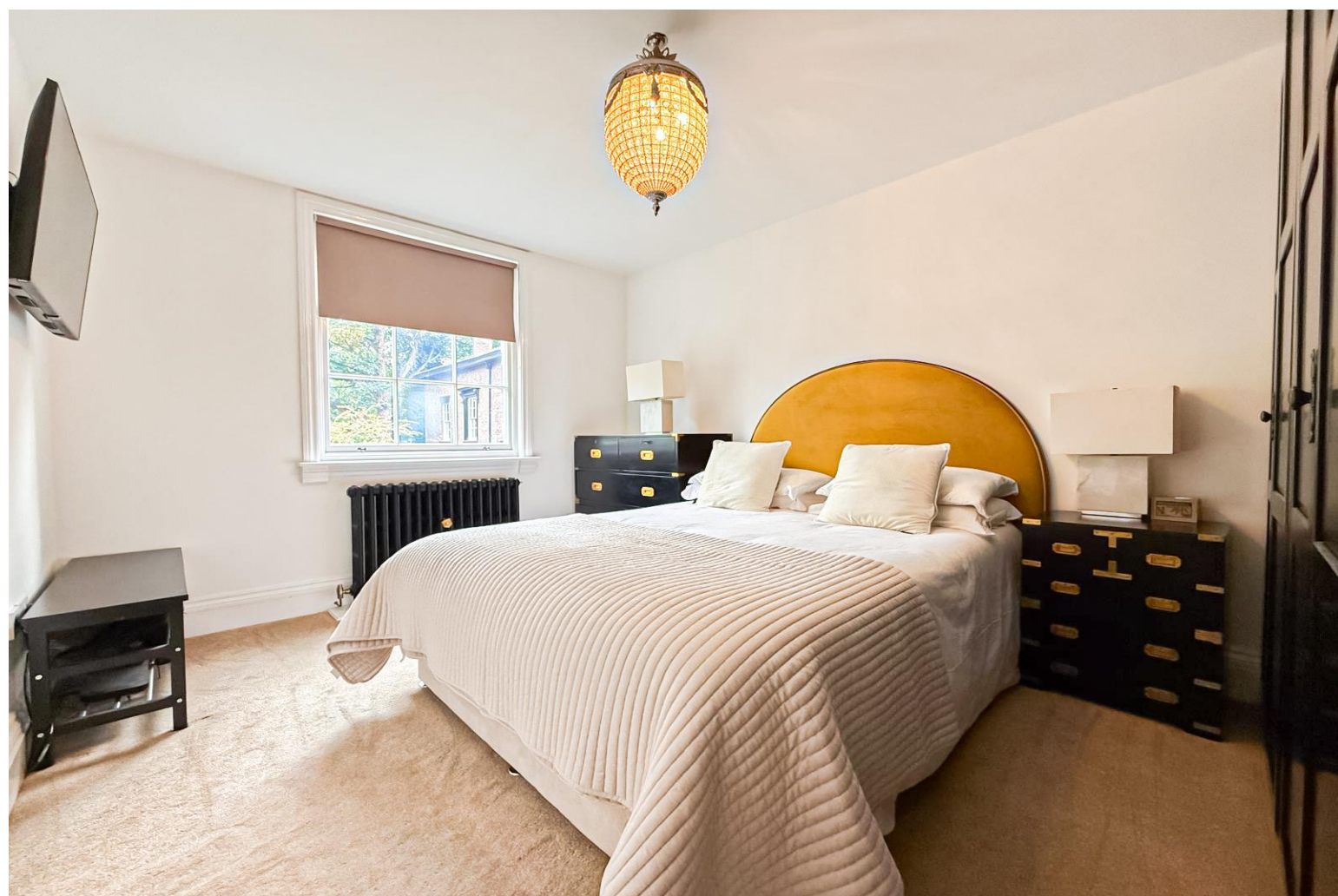
Offers in the Region Of £725,000





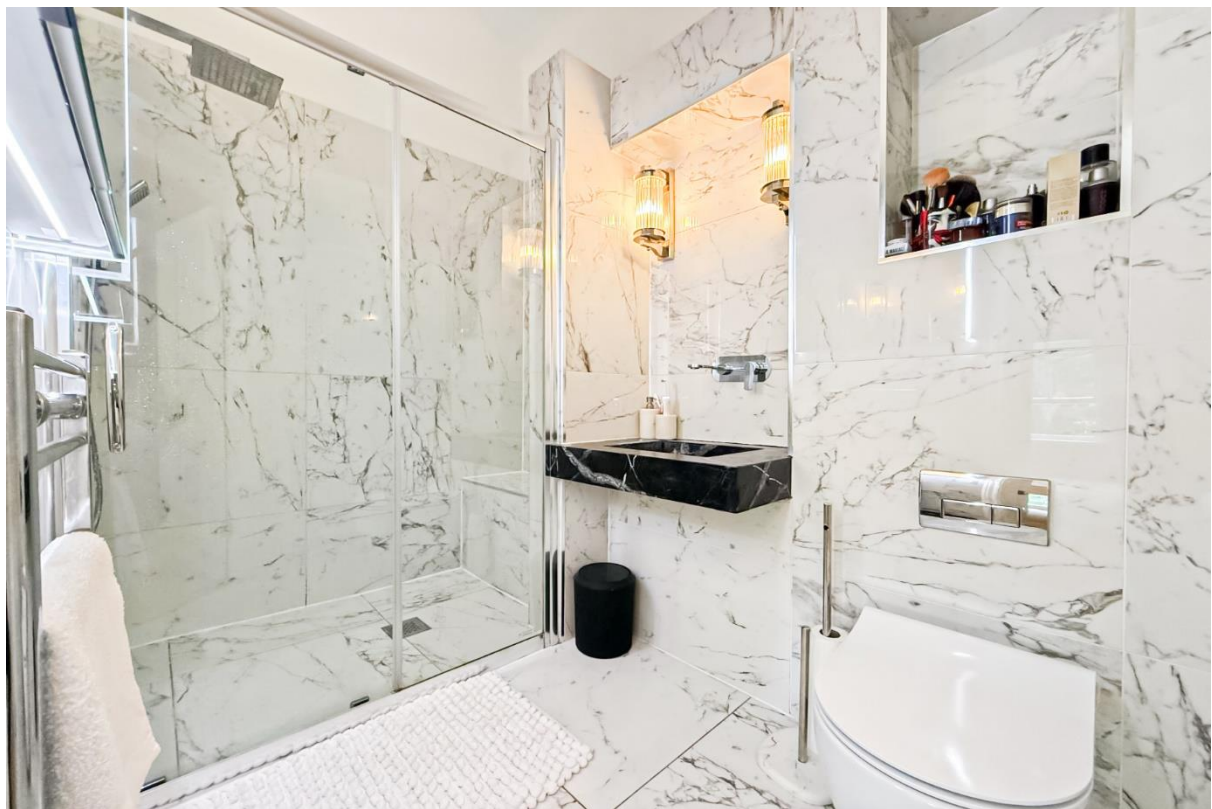




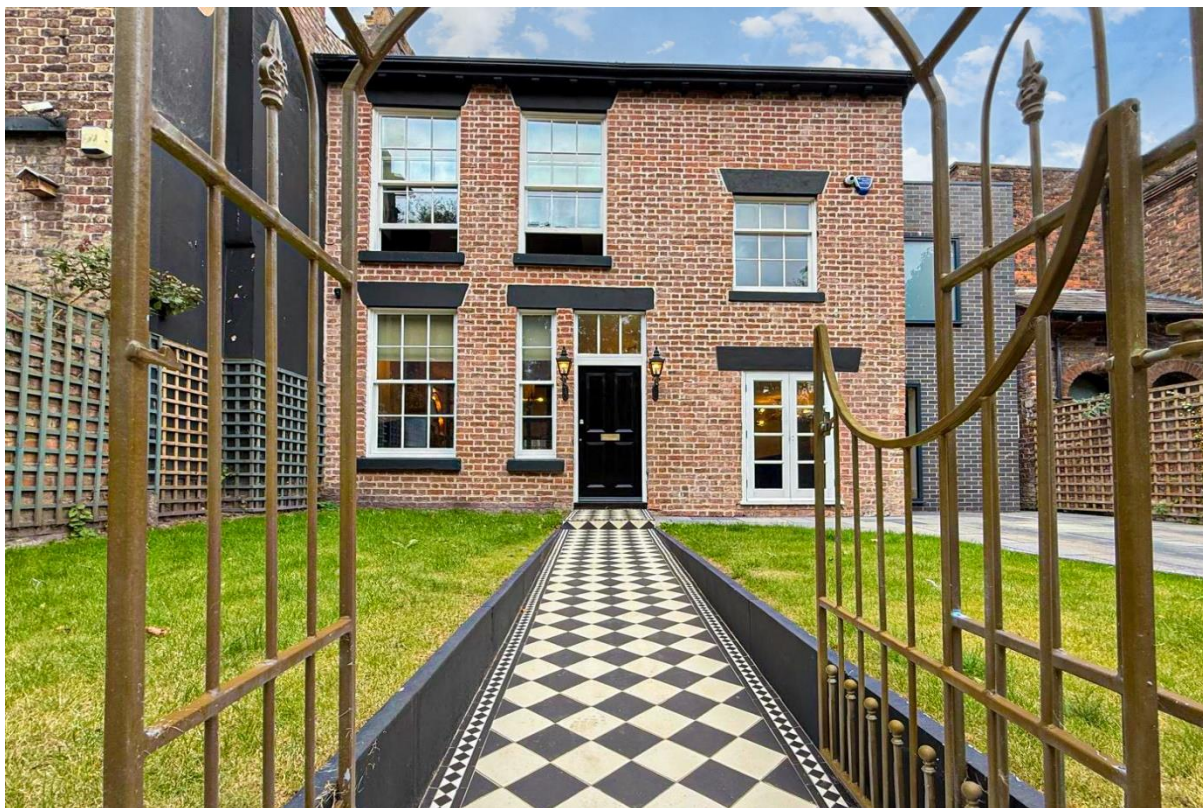












EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	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

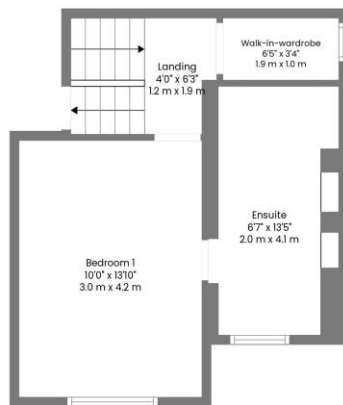
Description

Far surpassing all expectations is this magnificent three bedroom semi detached residence, proudly presented to the sales market by appointed agents Move Residential. Enjoying a prime location on Hadassah Grove in the highly sought-after suburb of Aigburth, L17, this property boasts a characterful frontage which exudes kerb appeal and offers generous and versatile living proportions thoughtfully arranged over three floors. Showcasing exquisite interiors which have been finished to the most exemplary specifications throughout, this truly unique property promises to make an enviable and incomparable forever home for a very lucky buyer. The ground floor has been opened up to create a sensational kitchen dining and living space, which is certain to impress even the most discerning of buyers. The kitchen is complete with a range of elegant fitted base and wall units, complementary worktops providing plentiful surface space, a selection of high-quality integrated appliances and a spectacular centre island. Boasting a refined designated dining space as well as a welcoming sitting area which centres around an ornate feature fireplace, this presents the ultimate social setting for enjoying family mealtimes and entertaining on a larger scale. Concluding the ground floor is a convenient WC. The sleeping accommodation consists of three bright and generously sized double bedrooms set over the first and second floors, all finished to an immaculate standard featuring plush carpeting throughout, and receiving an abundance of natural light. Each bedroom enjoys the added luxury of a deluxe ensuite bathroom, providing convenience for busy families and visitors. Externally, the neatly manicured front garden enhances the property's visual appeal, whilst a substantial driveway provides ample off-road parking. A viewing is highly recommended to fully appreciate the spacious proportions and high quality finishes that this remarkable residence has to offer, presenting an opportunity not to be missed for those searching for a unique home in one of South Liverpool's most desirable areas.

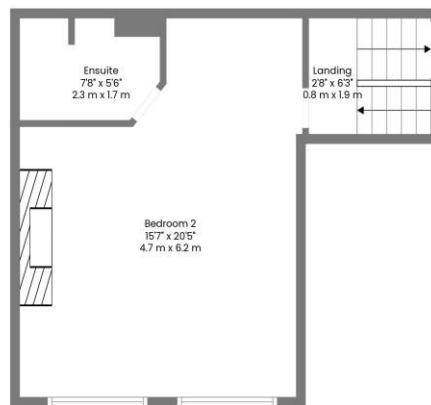
Location

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.

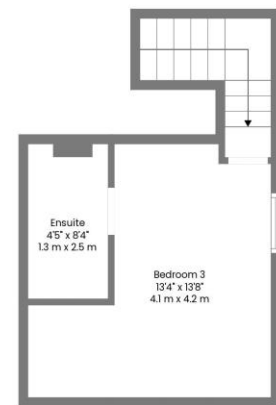
Floor Plan



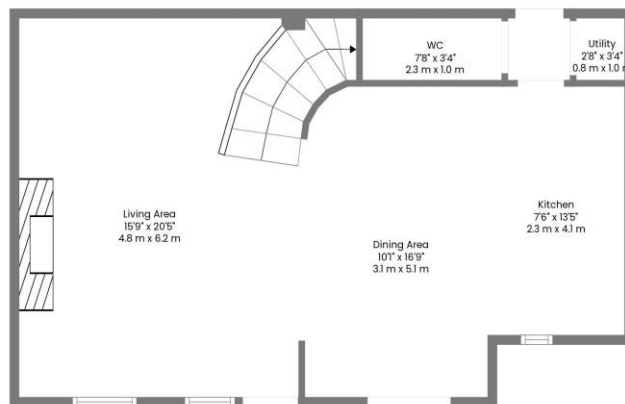
Floor 2



Floor 3



Floor 4



Floor 1

TOTAL: 1518 sq. ft, 140 m2

FLOOR 1: 647 sq. ft, 60 m2, FLOOR 2: 316 sq. ft, 29 m2, FLOOR 3: 357 sq. ft, 33 m2, FLOOR 4: 198 sq. ft, 18 m2
EXCLUDED AREAS: UTILITY: 9 sq. ft, 1 m2, LOW CEILING: 18 sq. ft, 2 m2, WALLS: 178 sq. ft, 16 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.