



Eastwood, Aigburth, Liverpool, L17 7ED

- Impressive Six Bedroom Detached Family Residence
- Generously Proportioned & Bursting With Potential
- Substantial Kitchen, Utility Room & Downstairs WC
- Two Ensuites & Three-Piece Family Bathroom Suite
- Prime Location In Sought-After Suburb Of Aigburth
- Entrance Hall, Sitting Room, Lounge & Dining Room
- Six Generously Sized & Well-Maintained Bedrooms
- Delightful Rear Garden, Off-Road Parking & Garage



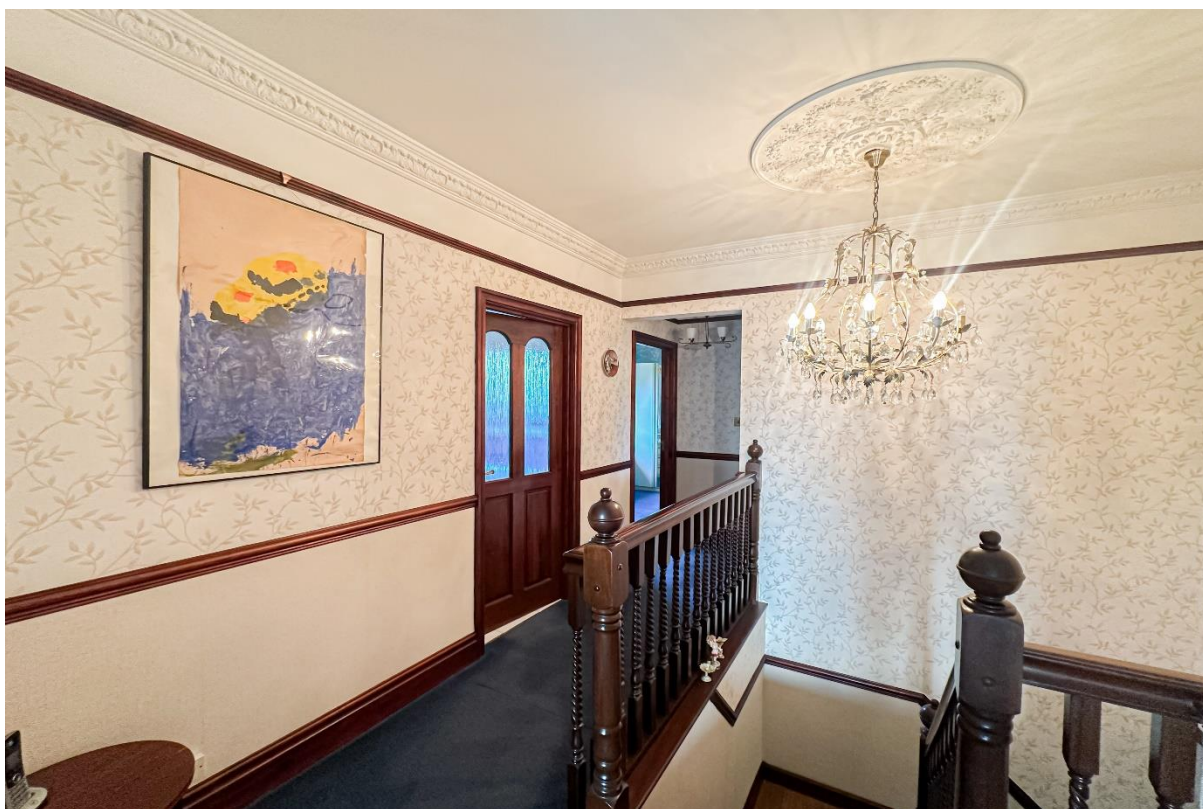
£725,000









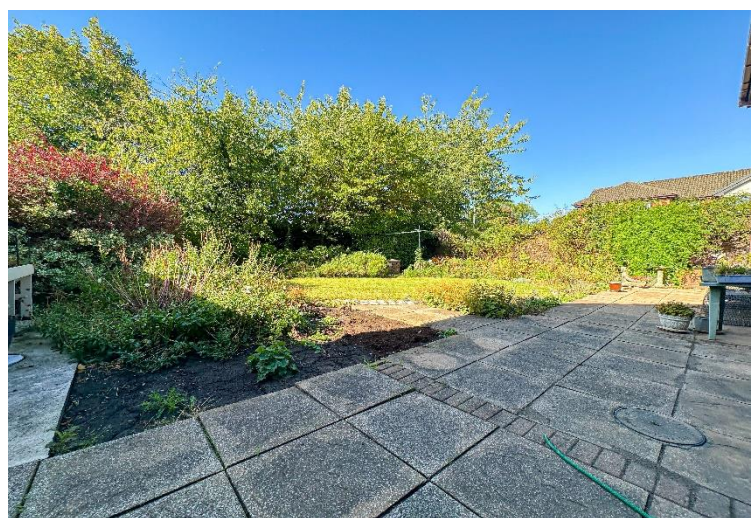












Description

Standing proudly on Eastwood, in the highly sought-after suburb of Aigburth, L17, is this impressive six bedroom detached residence, proudly presented to the sales market by appointed agents Move Residential. Offering expansive and beautifully maintained living proportions which are practically bursting with potential throughout, this property presents an opportunity not to be missed for those searching for a forever family home they can put their own stamp on. You are greeted into the residence by a grand entrance hall, which leads through to two bright and spacious reception rooms. The sitting room provides a cosy retreat, whilst the family lounge features an exquisite feature fireplace and ornate ceiling detailing, presenting a welcoming and elegant space for relaxing and entertaining. The lounge provides access into a dining room which enjoys a set of sliding doors to the rear, offering seamless access out to the garden and flooding the room with natural light, offering a charming setting for hosting guests. Continuing through you will find the substantial kitchen complete with a range of fitted units, plentiful worktop space, and ample room to accommodate a dining table, providing a social setting for enjoying family mealtimes and cooking in company. The kitchen is complemented by a utility room and concluding the extensive ground floor is a convenient WC. Ascending to the first floor you will discover a grand total of six well-proportioned bedrooms, each receiving plenty of daylight. The two principal bedrooms enjoy the added luxury of ensuite shower rooms, and adding the finishing touch to the interior of this magnificent home is a three-piece family bathroom suite. Externally, the property is further enhanced by a delightful rear garden surrounded by established greenery borders which provide privacy and seclusion. The lawn area offers plenty of room for recreational activities, whilst a smartly flagged patio area presents a serene spot for enjoying al-fresco dining. To the front, a substantial driveway provides ample off-road parking, whilst an integrated garage offers additional storage space. A viewing is highly recommended to fully appreciate the scale and exciting scope that this residence has to offer, promising to make a wonderful forever home for a family in need of generous accommodation looking to tailor a property to their own tastes.

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. The property is located just a stones throw from Festival Gardens, a tranquil space with oriental gardens, pagodas, and waterfalls, and is also within close proximity to Otterspool Promenade, which enjoys scenic views across the River Mersey. 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.

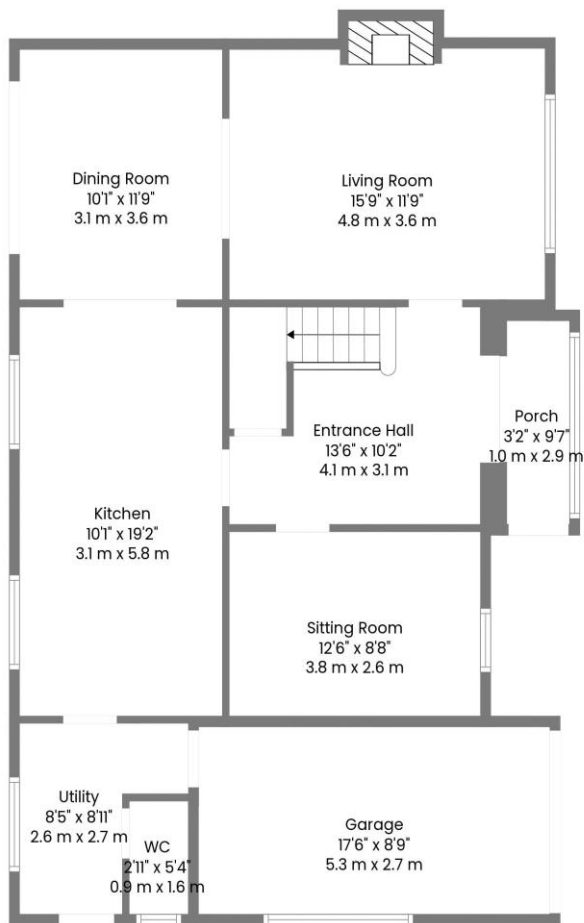
EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

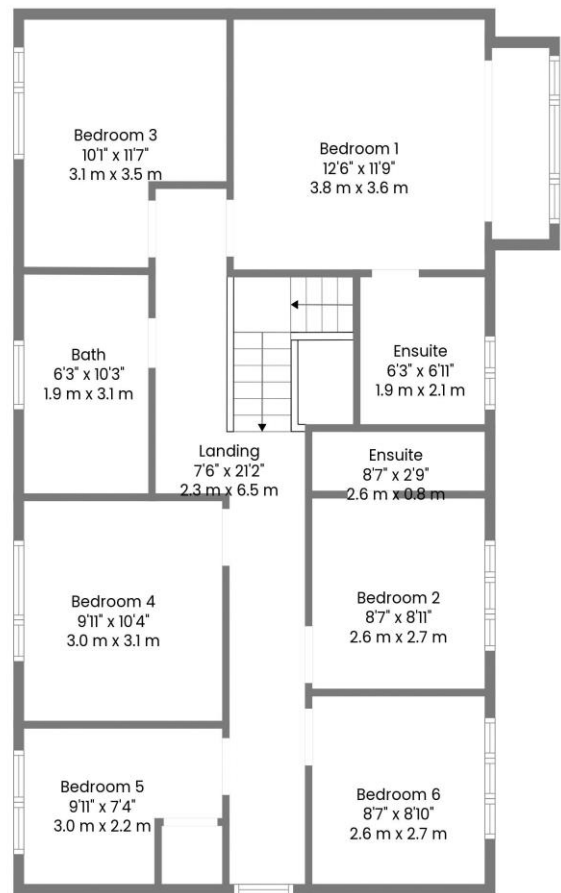
Additional Information

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 purposes only and their accuracy is not guaranteed.

Floor Plan



Floor 1



Floor 2

TOTAL: 1752 sq. ft, 163 m2

FLOOR 1: 793 sq. ft, 74 m2, FLOOR 2: 959 sq. ft, 89 m2

EXCLUDED AREAS: UTILITY: 57 sq. ft, 5 m2, GARAGE: 154 sq. ft, 14 m2, PORCH: 32 sq. ft, 3 m2, FIREPLACE: 7 sq. ft, 1 m2, WALLS: 147 sq. ft, 14 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.