



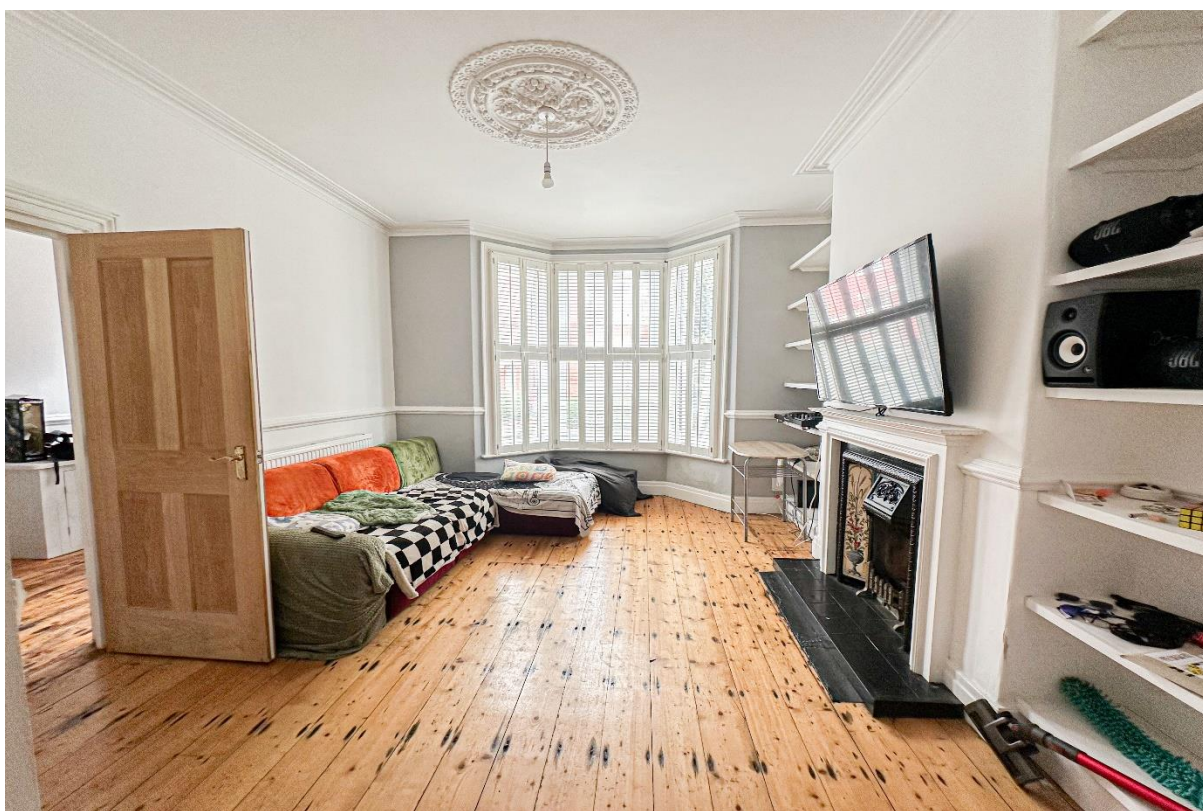
Langham Avenue, Aigburth, Liverpool, L17 4LA

- Fantastic Four-Bedroom End Terrace Home
- Spacious Open-Plan Ground Floor Layout
- High-End Loft Conversion – Rare to the Area
- One-of-a-Kind Side Plot with Development Potential
- Sought-After Location in Desirable Aigburth Suburb
- Bay-Fronted Family Lounge & Welcoming Entrance Hall
- Additional Reception Room & Generous Kitchen/Diner
- Ensuite to Master & Modern Family Bathroom



Offers Over £400,000

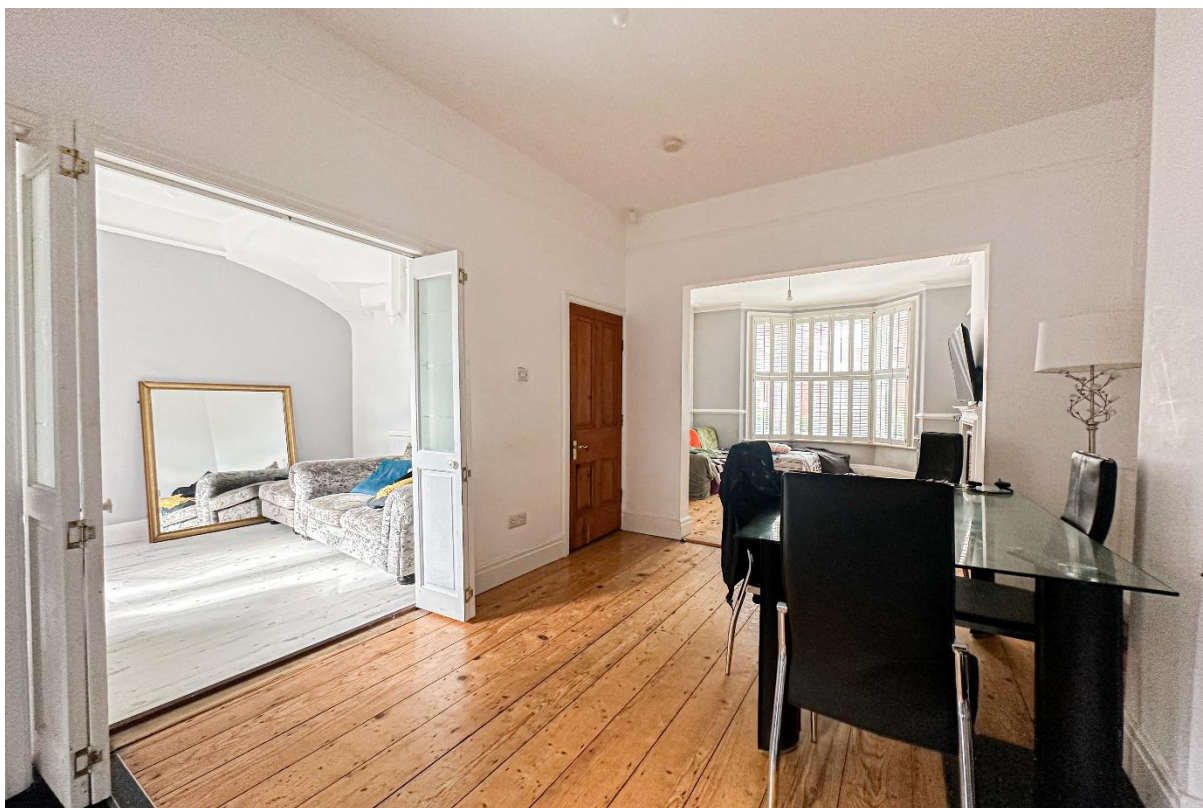
Living Room



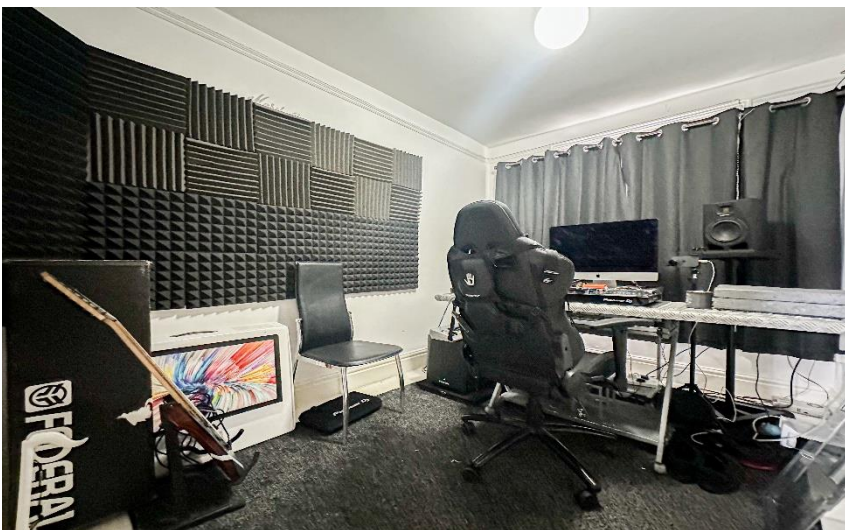
Kitchen & Dining Area



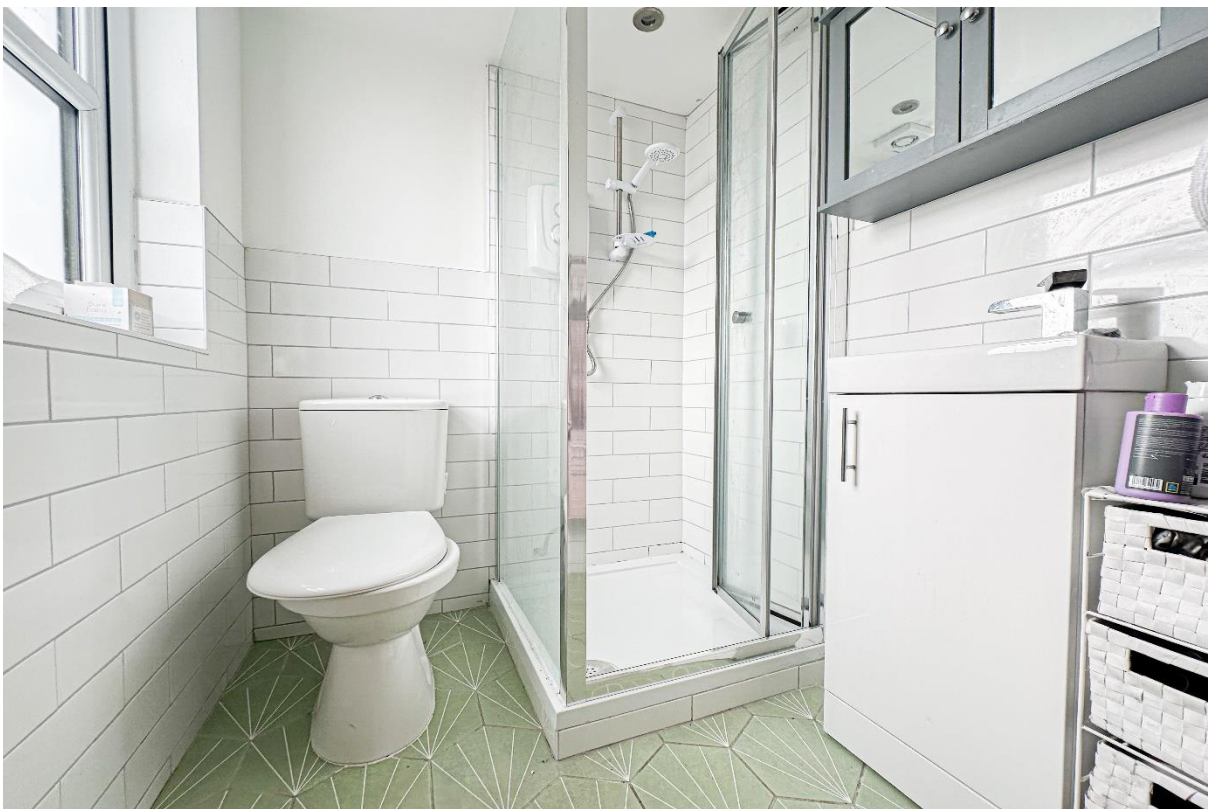
Open Plan Layout & Sitting Room/Studio



Bedroom 2, Bedroom 3 and Bedroom 4 (single)



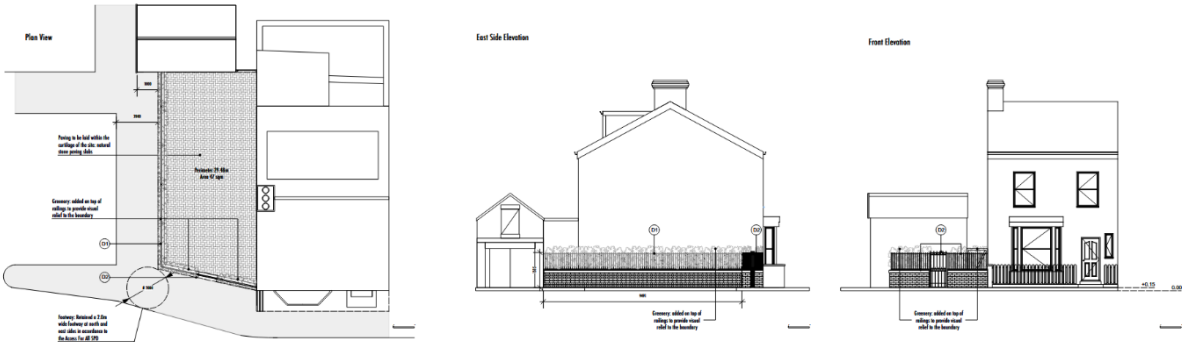
Family Bathroom & Ensuite Bathroom to Master



Bedroom 1 (Loft Conversion)



Backyard & Side Plot (with Council Approved Plans)



Description

Enjoying a prime position on Langham Avenue in the highly sought-after suburb of Aigburth, L17, this fantastic four-bedroom end terrace home is proudly presented to the sales market by Move Residential. Boasting generous proportions and bursting with potential, it offers a superb opportunity for those seeking a family home they can truly make their own in one of South Liverpool's most desirable locations.

What sets this property apart are its unique additions: a high-end loft conversion – the first of its kind in the area – and an impressive 47sqm side plot with Council-approved plans. This versatile strip of land, in addition to the standard rear yard, is currently envisioned as a garden/parking area but holds exciting potential for further development, such as a house extension, with the possibility of direct access from the living room.

Upon entering, an inviting hallway welcomes you into the home and leads into a bright and spacious family lounge, bathed in natural light from a walk-in bay window. With a striking feature fireplace, wood flooring, and ornate ceiling detailing, this is an elegant yet cosy setting for entertaining. The rare open-plan layout continues into a generously sized kitchen diner, fitted with a range of modern base and wall units, a wooden ceiling with skylight, complementary worktops, and ample space for a dining table – a true heart of the home, perfect for family mealtimes and social gatherings. From here, French doors open into a versatile sitting room/studio, which enjoys direct access to the rear yard and is flooded with natural light, creating a tranquil retreat for relaxation or creative use.

The first floor offers two substantial double bedrooms and a well-proportioned single bedroom, all served by a stylish three-piece family bathroom. Rising to the second floor via a charming staircase with exposed brickwork, the property culminates in an expansive master suite, complete with a contemporary ensuite shower room and generous built-in storage.

Externally, the home further benefits from a low-maintenance enclosed rear yard, ideal for alfresco dining, together with the adjoining side plot, providing a rare opportunity for both lifestyle enhancement and future development. To ensure peace of mind, the property has also been fully rewired and fitted with fire-safe internal doors, adding a layer of safety and longevity to this already impressive home.

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		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

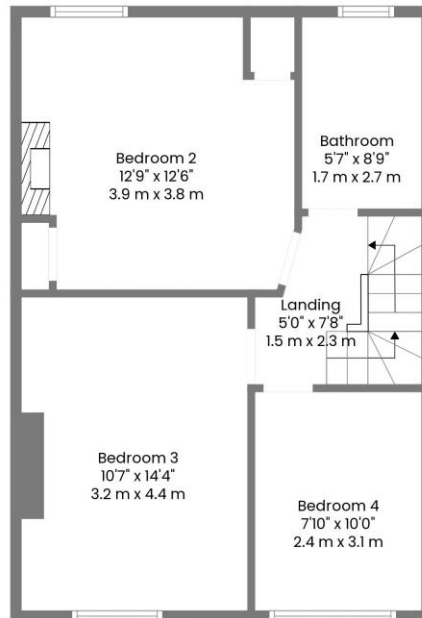
Additional Information

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.

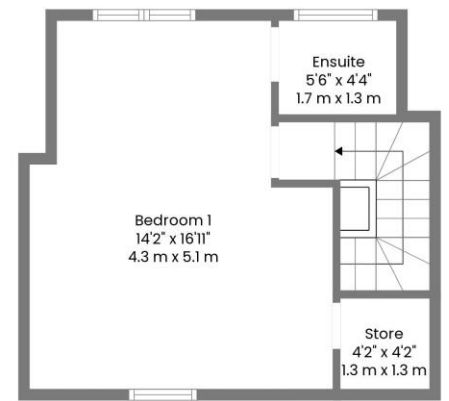
Floor Plan



Floor 1



Floor 2



Floor 3



TOTAL: 1368 sq. ft, 127 m2
 FLOOR 1: 605 sq. ft, 56 m2, FLOOR 2: 509 sq. ft, 47 m2, FLOOR 3: 254 sq. ft, 24 m2
 EXCLUDED AREAS: LOW CEILING: 48 sq. ft, 4 m2, WALLS: 139 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.