



Claret Close, Aigburth, Liverpool, L17 5DF

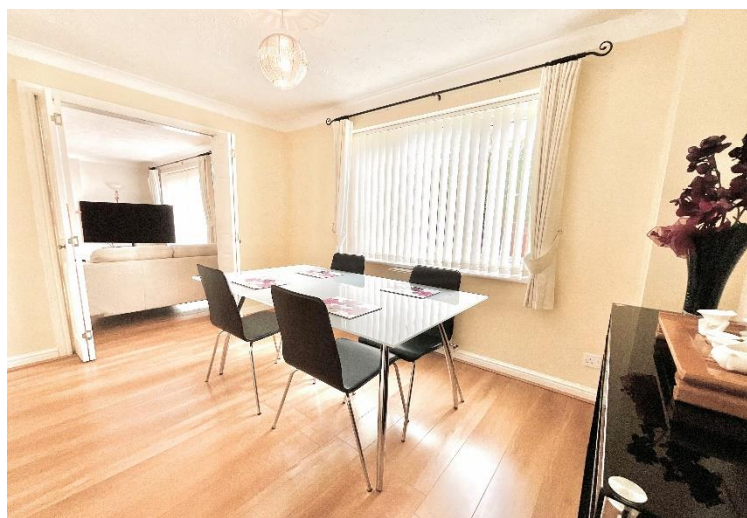
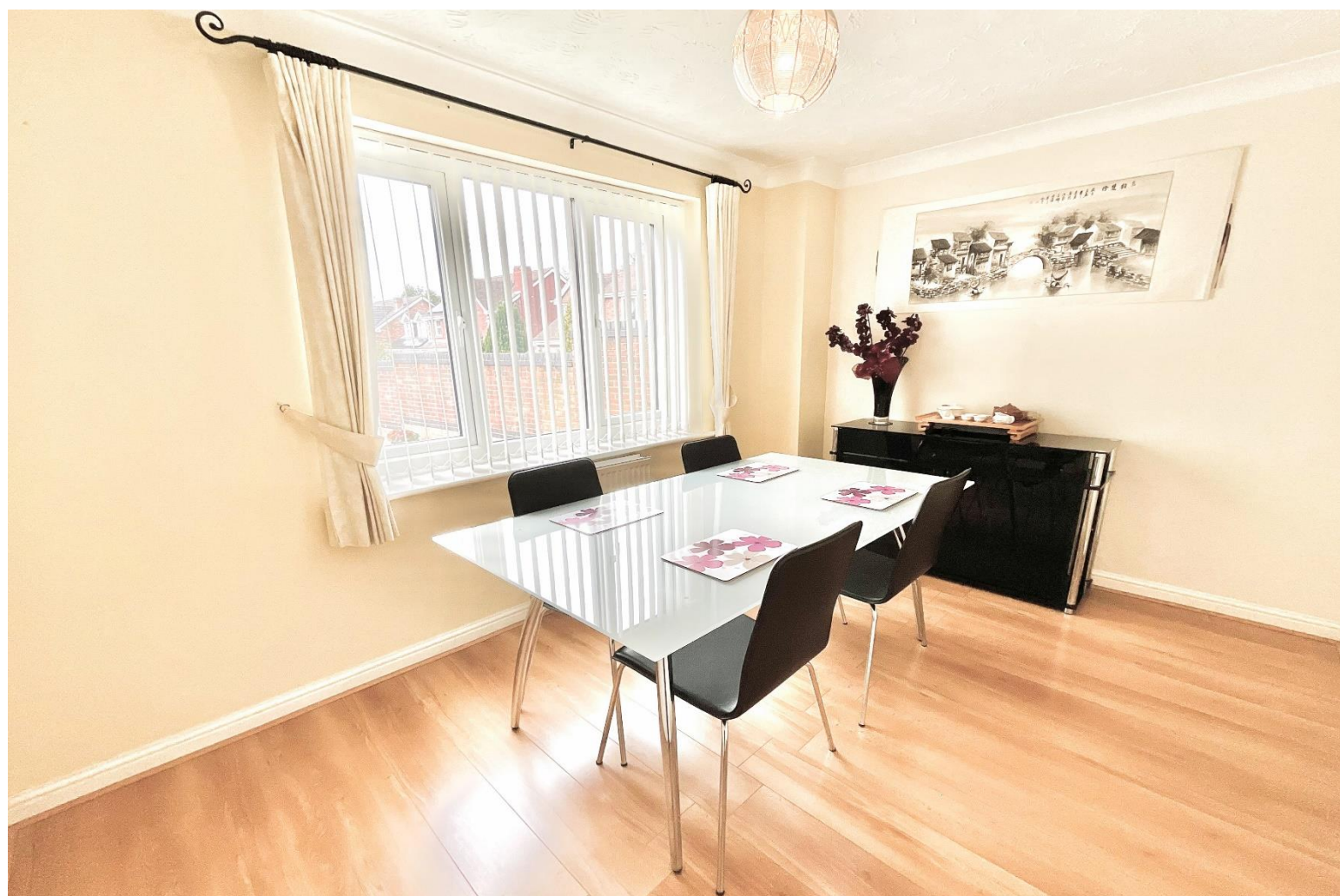
- Impressive Four Bedroom Detached Family Property
- Generously Proportioned & Beautifully Maintained
- Welcoming Lounge & Additional Reception Room
- Ensuite To Master & Three-Piece Family Bathroom
- Prime Location in Sought-After Suburb Of Aigburth
- Hall, Substantial Fitted Kitchen & Ground Floor WC
- Four Bright, Spacious & Well-Presented Bedrooms
- Delightful Rear Garden, Off-Road Parking & Garage



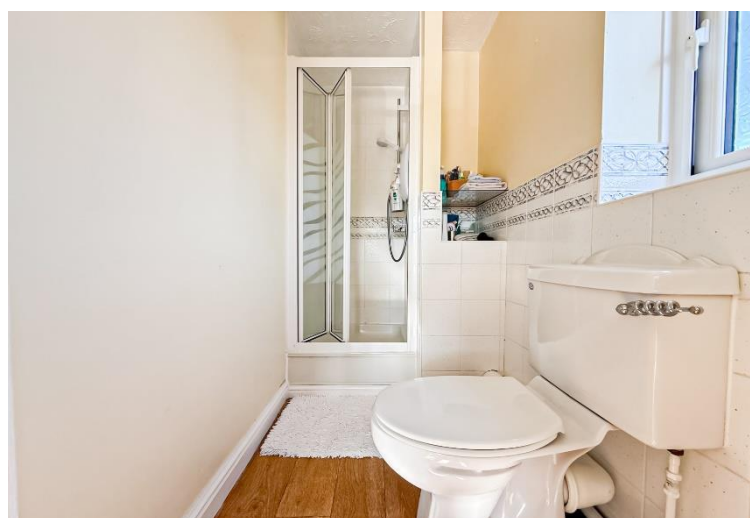
Offers in Excess of £449,950



















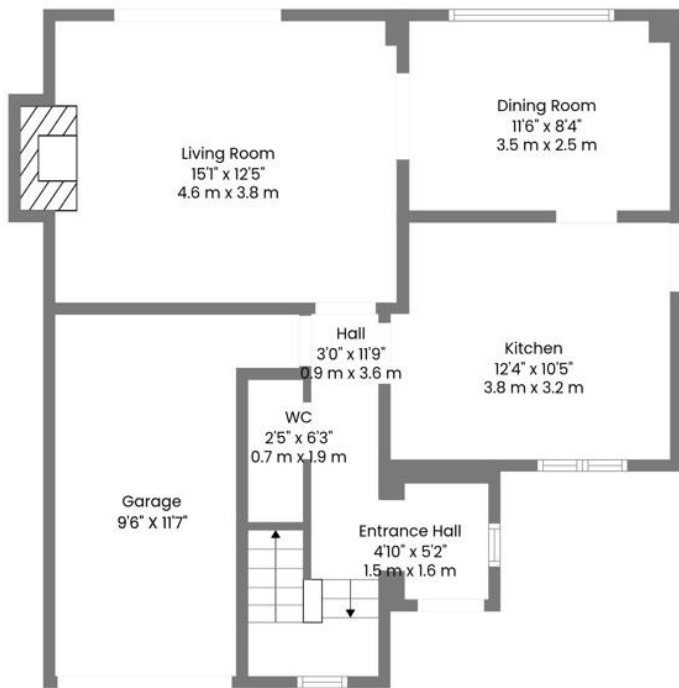
Description

Enjoying a prime location on Claret Close in the sought-after suburb of Aigburth, L17, is this impressive four bedroom detached residence, proudly presented to the sales market by appointed agents Move Residential. Boasting an attractive modern frontage, this property boasts generous and beautifully maintained living proportions throughout, promising to make a wonderful future home for a lucky family. Upon entering the residence, you are greeted by an entrance hall which leads through to a substantial kitchen complete with a range of fitted base and wall units and plentiful surface space. This is followed by a spacious family lounge which enjoys a set of sliding doors to the rear providing seamless access into the garden and flooding the space with natural light. Finished in a neutral décor which complements the wood style flooring and feature fireplace, this presents a welcoming space to relax and unwind. The lounge flows seamlessly into a dining room which offers a delightful setting for enjoying family mealtimes and entertaining guests, and concluding the ground floor is a convenient WC. Ascending to the first floor, you will discover four generously sized bedrooms, each finished to an excellent standard featuring plush carpeting throughout and receiving plenty of daylight. The master bedroom enjoys the added luxury of an ensuite shower room, and adding the finishing touch to the interior of this fantastic home is a three-piece family bathroom suite. Externally, the property further benefits from a meticulously maintained rear garden which provides a delightful outdoor space for the whole household to enjoy. A neatly manicured lawn offers ample room for recreational activities, whilst a patio area presents a serene setting for al-fresco dining. To the front, a garden area enhances the property's kerb appeal, whilst a driveway provides ample off-road parking and a garage offers additional storage space.

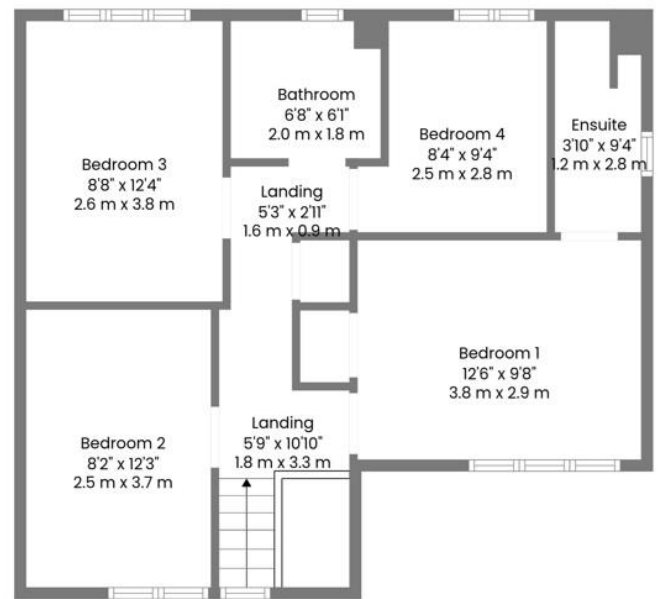
Location

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 1



Floor 2

TOTAL: 1139 sq. ft, 105 m2

FLOOR 1: 543 sq. ft, 50 m2, FLOOR 2: 596 sq. ft, 55 m2

EXCLUDED AREAS: GARAGE: 134 sq. ft, 12 m2, FIREPLACE: 9 sq. ft, 1 m2, LOW CEILING: 8 sq. ft, 1 m2, WALLS: 122 sq. ft, 13 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.

EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 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.