



Roby Road, Huyton, Liverpool, L36 4HF

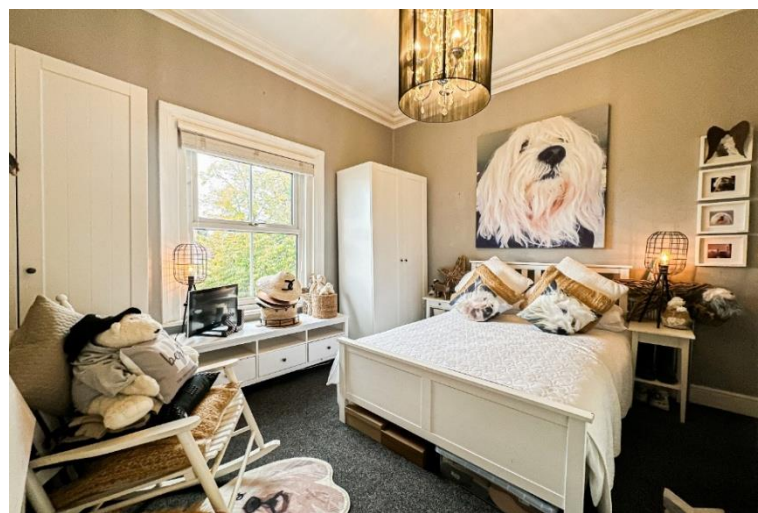
- Exceptional Four Bedroom Semi Detached Residence
- Finished To Exemplary Specifications & Full Of Charm
- Kitchen Leading Into Dining Area, Utility Room & WC
- Luxury Family Bathroom Suite & Two Shower Rooms
- Envious Location In Highly Favoured Area Of Huyton
- Entrance Hall, Elegant Dining Room & Family Lounge
- Four Substantial & Immaculately Finished Bedrooms
- Extensive Private Garden To Rear & Off-Road Parking

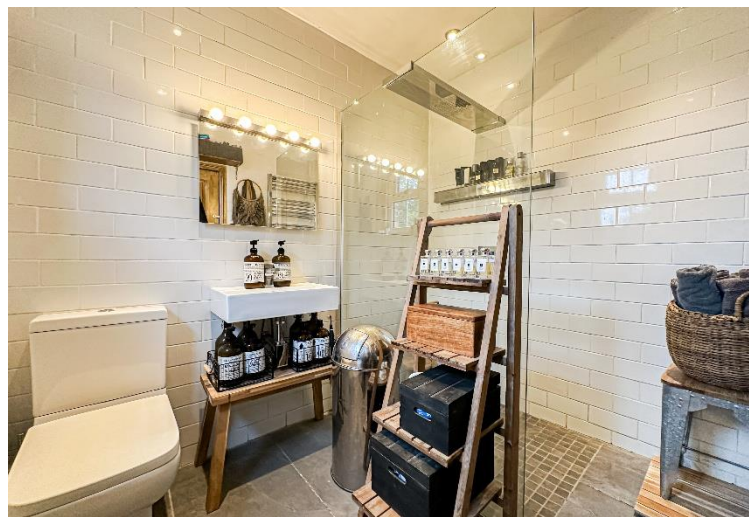
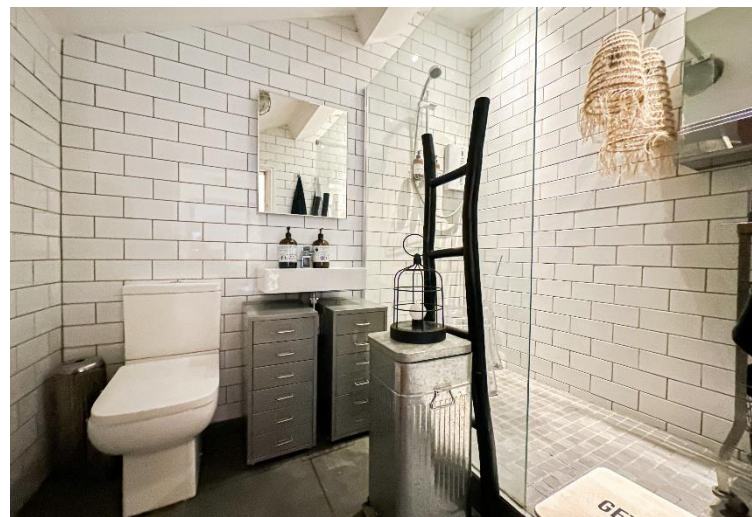


Offers Over £650,000















Description

Those searching for a home bursting with both character and elegance should look no further than this exquisite four bedroom semi detached residence, welcomed to the sales market by appointed agents Move Residential. Standing proudly on Roby Road in the highly favoured residential area of Huyton, L36, this property boasts a charming frontage exuding kerb appeal and offers extensive living proportions thoughtfully arranged over five floors. Hosting interiors which have been finished to the most exemplary specifications throughout, whilst also showcasing a plethora of ornate original features, this promises to make an enviable and incomparable family home for those in need of generous accommodation.

An inviting entrance hall greets you into the residence, leading through to a spacious dining room, which is flooded with natural light courtesy of a bay window. Finished in a tasteful décor which complements the beautiful ceiling covings, eye-catching fireplace and wood flooring, this presents a refined setting for entertaining guests. Following this is a bright and immaculately presented family lounge which also enjoys a feature fireplace and wonderfully high ceilings, offering a welcoming space to relax and unwind. Continuing through, you will find a substantial kitchen complete with a range of sleek units and a centre island, which flows smoothly into a dining area where French doors offer seamless access out to the rear garden and bathe the space in daylight, presenting a delightful setting for relaxed dining and cooking in company. The kitchen provides access into a well-equipped utility room and concluding the ground floor is a convenient WC.

The sleeping accommodation consists of four bright and generously sized double bedrooms, set over the first, second and third floors, each room finished to an immaculate standard boasting a stylish décor. Serving the bedrooms is a luxurious three-piece family bathroom suite, featuring a metallic free-standing bathtub and his and hers sinks, along with two additional deluxe shower rooms. The attic has potential for conversion into two further rooms, and adding the finishing touch to the interior of this magnificent home is a substantial basement which offers an abundance of additional storage and exciting scope for a wide variety of uses.

Externally, the residence is further enhanced by a vast rear garden which far surpasses all expectations, providing an outdoor oasis for the whole household to enjoy, along with the opportunity to build a granny annexe at the rear, subject to the necessary permissions. An expansive neatly maintained lawn offers plenty of room for recreational activities, surrounded by mature trees which offer privacy and seclusion, whilst a meticulously maintained pebbled area complete with decking presents a serene setting for al-fresco dining and entertaining. To the front, a sizable driveway provides ample off-road parking.

Location

Part of the Metropolitan Borough of Knowsley and substantially located within the Merseyside green belt Huyton is approximately 6 miles from Liverpool City Centre and, as such, has its own history and its own 'town' centre. The original village of Huyton was largely developed in the 1930s by Liverpool City Council to accommodate families from the City Centre. The area's large shopping centre (which includes an Asda Walmart complex, an indoor market and over 100 other shops) is still referred to as 'The Village'. In addition there are 8 parks, including Court Hey Park, a library, which houses a contemporary art gallery, two leisure centres, two 18 hole golf courses and a cricket club. Schools include Huyton Arts and Sports Centre, Christ the King and Cardinal Heenan. Railway stations on the famous Liverpool and Manchester Railway can be found in both Huyton and Roby and the proximity of the M62 and M57 motorways makes for easy travel connections. Offering something for everyone, L36 is a very valid alternative to the City.

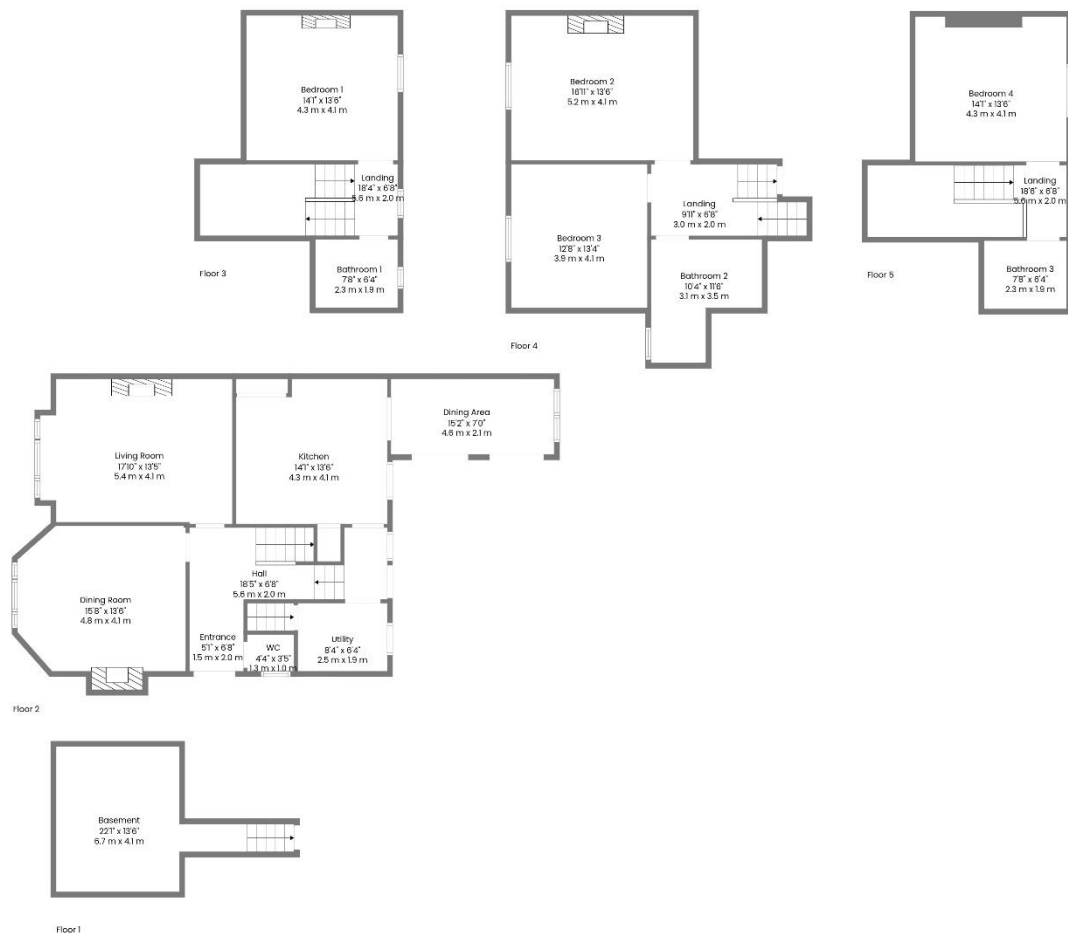
EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	61 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



TOTAL: 2270 sq. ft, 211 m²

BELOW GRADE: 0 sq. ft, 0 m², FLOOR 2: 944 sq. ft, 88 m², FLOOR 3: 368 sq. ft, 34 m², FLOOR 4: 589 sq. ft, 55 m², FLOOR 5: 369 sq. ft, 34 m²

EXCLUDED AREAS: BASEMENT: 183 sq. ft, 17 m², UTILITY: 53 sq. ft, 5 m², FIREPLACE: 9 sq. ft, 1 m²,

WALLS: 259 sq. ft, 25 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.