

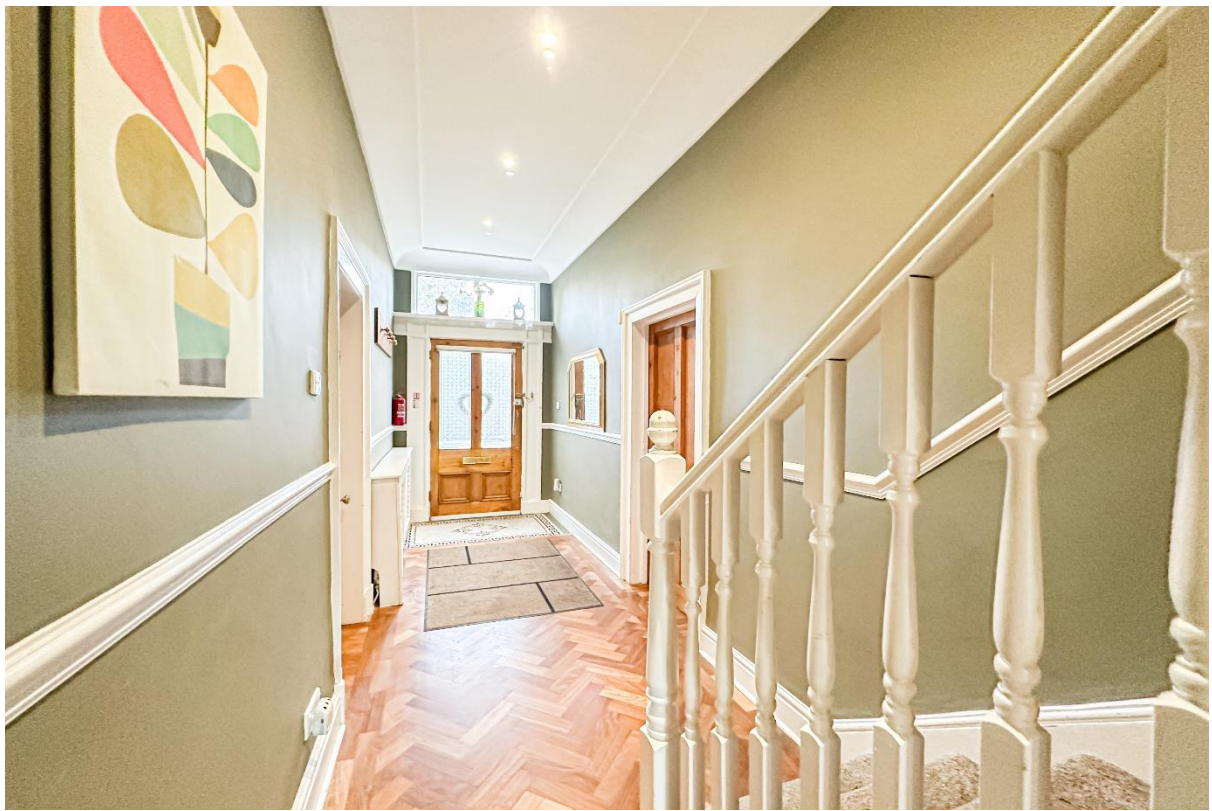


Elm Vale, Fairfield, Liverpool L6 8NX

- Exquisite Four Bedroom Detached Georgian Residence
- Immaculately Presented With Ornate Original Features
- Impeccable Open Plan Kitchen, Dining & Living Space
- Expansive Well-Maintained Garden & Gated Driveway
- Located In Highly Favoured Residential Area Of Fairfield
- Entrance Hall, Reception Room, Utility & Shower Room
- Four Double Bedrooms & Luxury Family Bathroom Suite
- Exciting Prospect To Purchase Property As A Business



£420,000



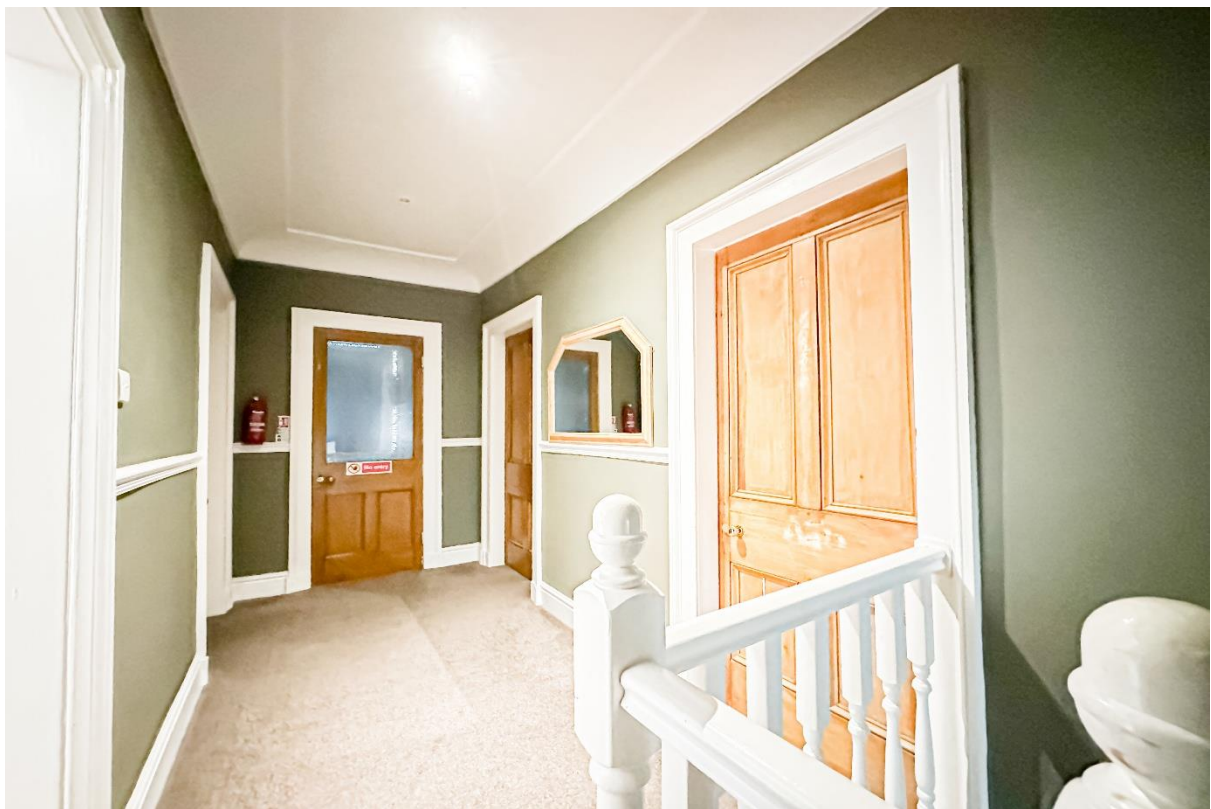


























Description

Standing proudly on Elm Vale in the highly favoured residential area of Farfield, L6, is this exquisite four bedroom detached Georgian residence, proudly presented to the sales market courtesy of appointed agents Move Residential. Boasting a grandiose double frontage which exudes kerb appeal, this property offers a wealth of versatile living space and showcases impeccably finished interiors throughout. Retaining a plethora of opulent original features, this residence boasts a unique charm and promises to make an incomparable and enviable future home for an extremely lucky buyer. An inviting entrance hall greets you into the property, featuring attractive parquet style flooring, and leads you through to a spacious reception room, comfortably accommodating both a sitting and dining area. Finished in a tasteful décor, this presents a welcoming space for relaxing and enjoying mealtimes with family and friends. At the heart of the home is an immaculately presented open plan kitchen dining and living space which offers the ultimate social setting for family living. The cosy lounge area centres around an eye-catching feature fireplace and flows seamlessly through to a stylish fitted kitchen complete with a breakfast bar, which then opens into a further sitting/dining area enjoying french doors which provide access out to the garden and flood the room with natural light. Concluding the ground floor is a well-equipped utility room and a deluxe shower room featuring a walk-in shower unit. The property continues to impress as you ascend to the first floor, where you will discover four generously proportioned double bedrooms, each complete with a sink, which have been beautifully finished and receive an abundance of daylight. Serving the sleeping accommodation and adding the finishing touch to the interior of this exceptional home is a luxurious three-piece family bathroom suite featuring a clawfoot bathtub. Externally, the residence is further enhanced by a vast rear garden which provides an outdoor oasis for the whole household to enjoy. A neatly manicured lawn offers ample room for recreational activities, whilst two smartly flagged patio areas present serene spots for enjoying al-fresco dining and entertaining. To the front, an expansive gated driveway provides ample off-road parking for several vehicles. A viewing is highly recommended to fully appreciate the spacious proportions, characterful features and high quality finishes that this magnificent home has to offer.

Currently in use as an Airbnb achieving an impressive income, there is the exciting prospect available to purchase this property as a business. Please ask the agents for more details.

Location

Fairfield is always popular with investors who see the potential in the area's on going regeneration and identify that its proximity to the City, both Universities and the Royal Liverpool Hospital make it ideal for the rental market. First time buyers can also benefit from the more affordable nature of the property here and enjoy having the City Centre so close to hand. Property is primarily traditional Victorian terraced housing but with some notable Georgian properties and impressive Villas closer to town and around Fairfield. Prices, even for the larger properties, compare very favourably with the rest of the City, making for good prospects for a sound rental return and giving first time buyers more house for their money. Full of contrasts and surprises, the area includes the Grade II listed, 121 acre Newsham Park which is surrounded by fine architecture - largely on Prospect Vale and Fairfield Crescent - and is a designated conservation area. Shops are many and varied along Kensington and West Derby Road, with larger, national chain stores located on Prescot Road and at Edge Lane Retail Park, which also has restaurants and a multiplex cinema. Frequent train services to Manchester and into Liverpool run from Edge Hill Station, buses are regular and Edge Lane/Drive takes drivers straight on to the start of the M62.

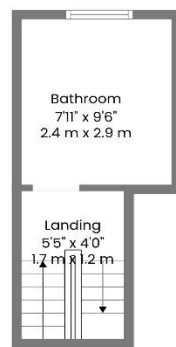
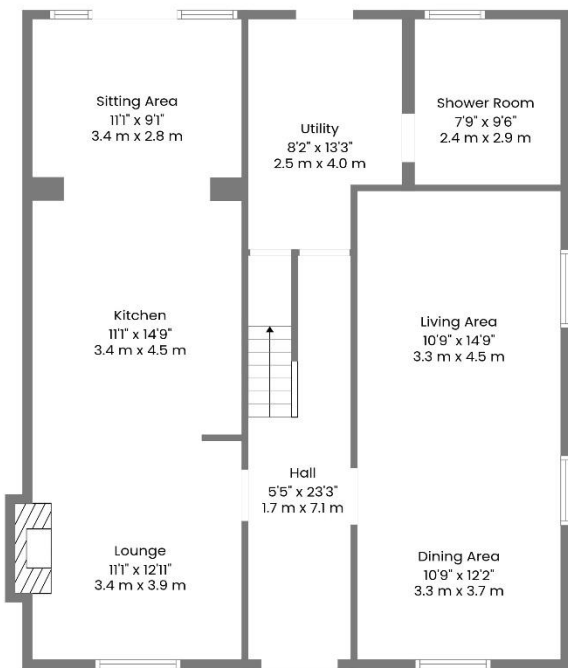
EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

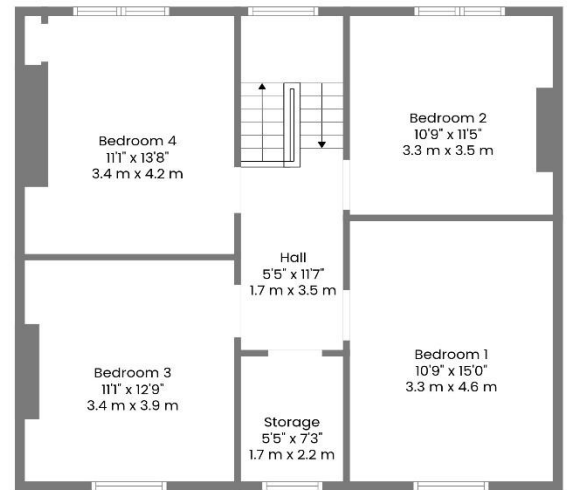
Additional Information

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



2nd Floor



3rd Floor

TOTAL: 1770 sq. ft, 165 m2

1st floor: 936 sq. ft, 87 m2, 2nd floor: 124 sq. ft, 12 m2, 3rd floor: 710 sq. ft, 66 m2

EXCLUDED AREAS: UTILITY: 98 sq. ft, 9 m2, FIREPLACE: 6 sq. ft, 1 m2, STORAGE: 39 sq. ft, 4 m2, WALLS: 146 sq. ft, 12 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.