



Silverton Road, Aigburth, Liverpool, L17 6AT

- Three Bedroom Semi Detached Property
- Attractive Secondary Reception Room
- Sizeable Fully Fitted Breakfast Kitchen
- Gated Driveway and Detached Garage
- Bright and Spacious Family Living Room
- Morning Room with Feature Log Burner
- Three Well Proportioned Bedrooms
- Lawned Garden with Patio Areas to Rear



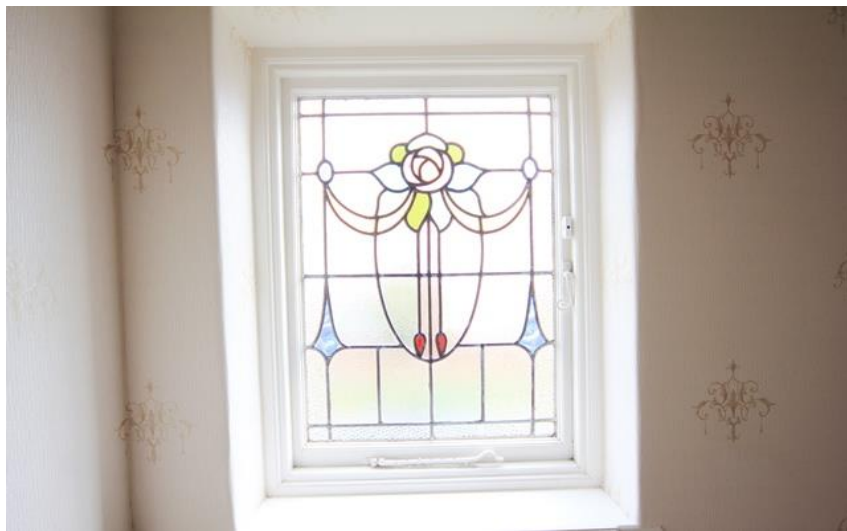
£274,950

















Description

Located in the popular community of Aigburth, L17 is this three bedroom semi detached property brought proudly to the sales market by Move Residential. Situated on Silvertown Road and available for sale with no onward chain, the property greets you with a bright entrance hall that guides you through to a spacious family living room. Awash with natural light courtesy of a box bay window, this inviting space offers wonderful high ceilings and a feature fireplace, lending to the appeal of this welcoming lounge. Furthermore, there is a secondary reception room offering an alternative sitting area for the family. Offering views and access to the rear garden via a set of sliding doors, this charming room is ideal for receiving guests. Continuing to impress, this substantial residence enjoys a well proportioned morning room complete with a traditional style log burner. This light and airy space provides the perfect setting for entertaining and family meal time. Furthermore, there is a fully fitted kitchen featuring a range of wall and base units, plentiful work surface space and ample room for a table and chairs perfect for casual dining. Completing this floor is a downstairs WC. To the first floor, there are two generously sized double bedrooms and a well proportioned single bedroom, each finished to a good standard and receiving plenty of natural light with the master bedroom benefiting from a walk in bay window. Providing the finishing touches to the property is a two piece family bathroom suite and a separate WC. Externally, the property occupies a sizeable corner plot with an attractive laid to lawn garden with patio areas to the rear, as well as access to a gated driveway and a detached garage via Alston Road.

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.

Porch -

Modern UPVC double glazed storm porch

Vestibule Entrance -

Double glazed leaded light door to front, original black and white tiled floor, decorative dado rail

Reception Hall -

Original leaded light and stained glass door to front, replica window to side, radiator, detailed staircase to first floor, decorative dado rail, picture rail, coved and panelled ceiling

Cloaks Cupboard - 3' 11" x 3' 2" (1.19m x 0.96m)

Single glazed leaded light and stained glass window to front aspect, built in meter cupboard, ample space for cloaks

Ground Floor WC - 5' 0" x 2' 7" (1.52m x 0.79m) some reduced head height

Fitted low level WC, wash basin, tiled floor and walls, single glazed window to side aspect

Lounge - 15' 1" into bay x 12' 11" maximum (4.59m into bay x 3.93m maximum)

Spacious formal lounge with double glazed square bay window to front aspect, gas feature fireplace with decorative surround, radiator, decorative picture rail, coved and panelled ceiling

Sitting Room - 13' 5" x 11' 11" (4.09m x 3.63m) maximum

Double glazed patio doors and corresponding windows to rear garden aspect, feature gas fireplace with decorative surround, radiator, decorative picture rail, coved and panelled ceiling

Morning Room - 10' 2" maximum x 9' 11" into bay (3.10m maximum x 3.02m into bay)

Double glazed square bay window to side aspect, radiator, attractive log burning stove, ample space for casual dining, decorative picture rail, coved ceiling

Kitchen - 14' 9" x 8' 4" (4.49m x 2.54m)

Spacious kitchen with double glazed window to rear aspect and two further double glazed windows to side with access door to side, range of wall and base units, complementary work surfaces, one and a half bowl stainless steel sink and drainer unit, space for a cooker, plumbing for washing machine, radiator, cushion flooring, part tiled walls

First Floor Landing -

Returned detailed staircase, single glazed leaded light and stained glass window to side aspect, decorative dado rail, coved ceiling, built in storage housing combination boiler, loft hatch

Bedroom One - 15' 7" into bay x 12' 11" maximum (4.75m into bay x 3.93m maximum)

Spacious master bedroom with double glazed square bay window to front aspect, radiator, decorative picture rail, coved ceiling

Bedroom Two - 13' 5" x 11' 11" (4.09m x 3.63m)

Double glazed window to rear aspect with views of rear garden, radiator, decorative picture rail, coved ceiling

Bedroom Three - 8' 11" x 7' 5" (2.72m x 2.26m)

Double glazed window to front aspect, radiator, decorative picture rail, coved ceiling

Family Bathroom - 7' 1" x 5' 3" (2.16m x 1.60m)

Double glazed window to side aspect, bath, wash basin, radiator, cushion flooring, part tiled walls, built in storage cupboard

Separate WC - 5' 5" x 2' 8" (1.65m x 0.81m)

Double glazed window to side aspect, low level WC, cushion flooring, part tiled walls





Exterior -

Gated access to front which is mainly paved with mature decorative borders. Attractive rear garden which is mainly laid to lawn with patio areas and mature borders, side access from Alston Road with gated driveway to detached garage

Detached Garage -

Single glazed timber double doors to front, single glazed window to side aspect, access door to rear

EPC

Energy Performance Certificate		 <small>© Crown copyright 2009</small>					
Dwelling type:	Semi-detached house	Reference number:					
Date of assessment:	13 August 2015	Type of assessment:	RdSAP, existing dwelling				
Date of certificate:	13 August 2015	Total floor area:	124 m ²				
Use this document to:							
<ul style="list-style-type: none"> Compare current ratings of properties to see which properties are more energy efficient Find out how you can save energy and money by installing improvement measures 							
Estimated energy costs of dwelling for 3 years:			£ 4,497				
Over 3 years you could save			£ 1,899				
Estimated energy costs of this home							
	Current costs	Potential costs	Potential future savings				
Lighting	£ 423 over 3 years	£ 210 over 3 years					
Heating	£ 3,672 over 3 years	£ 2,157 over 3 years					
Hot Water	£ 402 over 3 years	£ 231 over 3 years					
Totals	£ 4,497	£ 2,598					
<p>These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.</p>							
Energy Efficiency Rating							
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<table border="1"> <thead> <tr> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>53</td> <td>80</td> </tr> </tbody> </table>	Current	Potential	53	80	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p>	
Current	Potential						
53	80						
Top actions you can take to save money and make your home more efficient							
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal				
1 Cavity wall insulation	£500 - £1,500	£ 918					
2 Floor insulation (suspended floor)	£800 - £1,200	£ 225					
3 Low energy lighting for all fixed outlets	£55	£ 174					
See page 3 for a full list of recommendations for this property.							
<p>To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.</p>							

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.