



Mines Avenue, Aigburth, L17 6AL

- Exceptional Six Bedroom Semi Detached Residence
- Generously Proportioned & Bursting with Character
- Morning Room, Modern Kitchen & Downstairs WC
- Ensuite Shower Room, Luxurious Bathroom & Utility
- Enjoys a Prime Location in Desirable Area of Aigburth
- Entrance Hall & Sensational Front Reception Room
- Six Spacious & Beautifully Finished Double Bedrooms
- Enchanting Walled Rear Garden & Off-Road Parking



£765,000













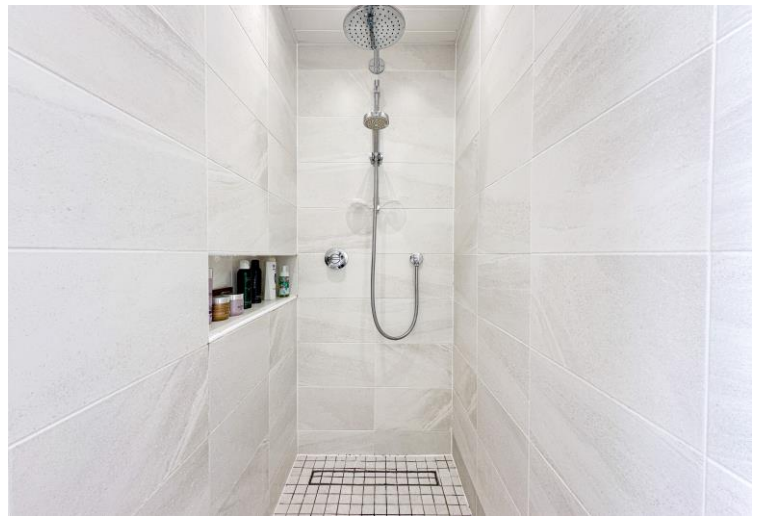




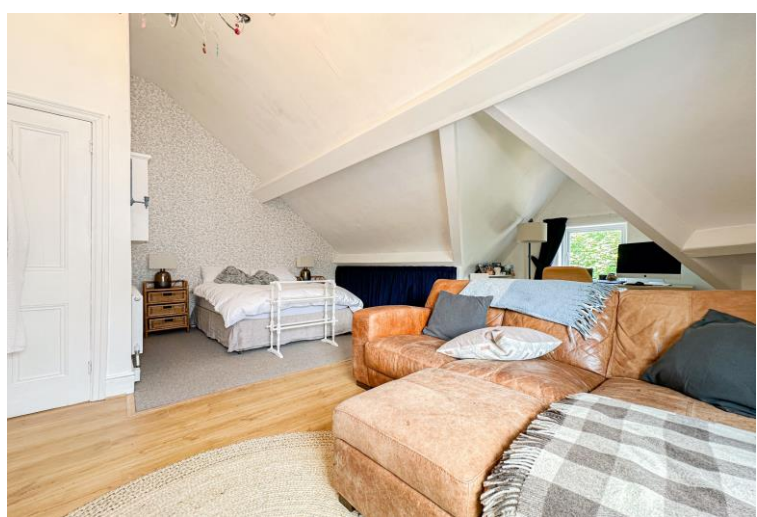


















Description

Exceeding all expectations is this divine six bedroom semi detached residence enjoying an enviable location on Mines Avenue in the sought-after suburb of Aigburth, L17. This property exudes curb appeal, boasting a characterful frontage and exceptionally generous living proportions within which have been finished to an immaculate standard throughout, whilst remaining sympathetic to the heritage of the building, showcasing a plethora of exquisite original features. A property of this caliber rarely comes to the market, presenting opportunity not to be missed for those looking for their forever family home in this highly regarded location. An imposing entrance hall greets you into the property, making a fabulous first impression and setting a precedent for the accommodation to follow, guiding you into the sensational front reception room, awash with light courtesy of a walk-in bay window. This extremely spacious room accommodates both a designated dining and sitting area and boasts an opulent décor which showcases the magnificent wooden floorboards and ornate ceiling detailing, presenting an elegant setting for enjoying family mealtimes and entertaining guests. This is followed by a bright and beautifully presented morning room which flows seamlessly into a substantial modern kitchen, complete with a range of sleek high gloss fitted base and wall units, complementary worktops providing plentiful surface space, and integrated appliances, whilst a door out to the rear offers views and access out to the delightful garden. Completing the ground floor is a convenient WC. The outstanding quality and elegant décor continue to the first floor, where you will discover four generously sized double bedrooms, all finished to an impeccable standard with plush carpeting and receiving plenty of daylight. Each room boasts a wealth of character, with wonderfully high ceilings and stunning feature fireplaces, whilst the spectacular master bedroom further benefits from a walk-in bay window. The luxurious four-piece family bathroom suite is sure to impress, featuring an enclosed fully tiled shower unit boasting chic marble patterned tiles, as well as a deluxe raised bathtub, giving this room a spa-like ambiance. Adding the finishing touches to the first floor is a well-appointed separate utility room. At the pinnacle of the property, the second floor is home to the remaining two spacious and superbly presented double bedrooms, which enjoy sloping ceilings and a tasteful décor. The fifth bedroom offers ample room to also accommodate a sitting area, whilst the sixth bedroom enjoys the added luxury of a contemporary style ensuite shower room. Externally, this property is further enhanced by the enchanting walled rear garden, made up of a neatly maintained lawn surrounded by decorative greenery borders which provide further seclusion, and a smartly flagged patio area presenting an idyllic spot for enjoying al-fresco dining in the summer months. To the front a sizable driveway offers ample off-road parking. A viewing is highly recommended to fully appreciate the unique charm that this exceptional property has to offer, certain to make an incomparable future 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

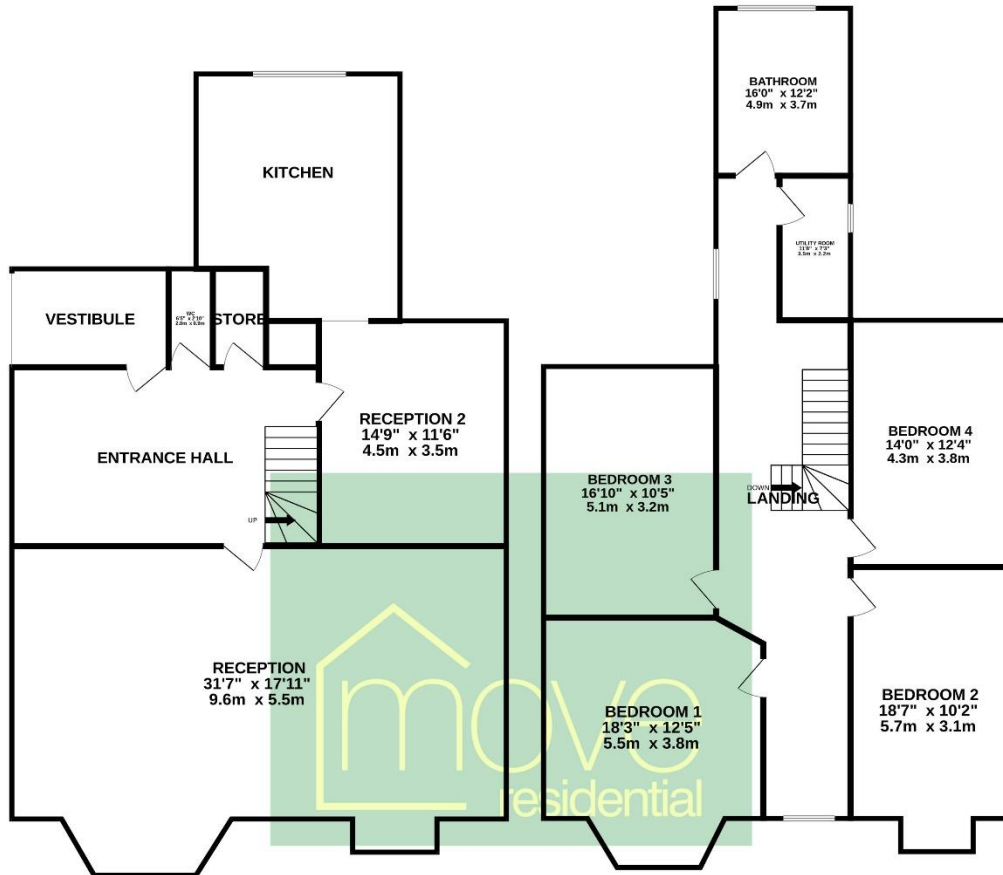
Additional Information

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.

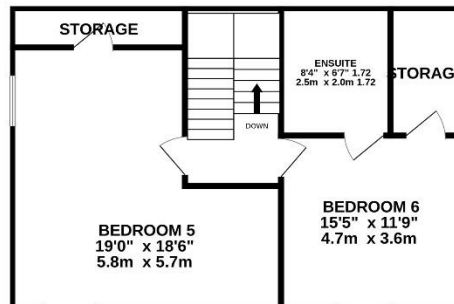
Floor Plan

GROUND FLOOR
1323 sq.ft. (122.9 sq.m.) approx.

1ST FLOOR
1145 sq.ft. (106.4 sq.m.) approx.



2ND FLOOR
560 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA : 3027 sq.ft. (281.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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