

FOR SALE



Aigburth Hall Road , Liverpool
£450,000


MARTIN&CO

Aigburth Hall Road , Liverpool

3 Bedrooms, 2 Bathroom

£450,000

- **Fantastic Family Home**
- **Two Spacious Reception Rooms**
- **Stylish Contemporary Fitted Kitchen**
- **Three Ample Sized Bedrooms**
- **Beautiful Sunny Rear Garden**



Nestled in the heart of the highly sought-after Mossley Hill area, this delightful family home presents a rare opportunity to acquire a spacious property in one of South Liverpool's most desirable neighbourhoods. Several outstanding schools nearby, excellent local amenities, and superb transport links - including a nearby train station - this location also offers easy access to the vibrant bars, cafés, and restaurants of nearby Aigburth and Allerton Road. Step inside to a warm and welcoming hallway that leads to two bright and versatile reception rooms, ideal for both relaxed family living and entertaining guests. The contemporary fitted kitchen offers both style and practicality, with ample space for a dining table - perfect for family meals or informal gatherings. A convenient downstairs WC completes the ground floor.

To the first floor the property features three generously sized bedrooms, providing plenty of space for a growing family. A well-appointed family bathroom and an additional separate WC ensure everyday convenience and comfort.

Outside, the home offers ample off-road parking and access to a detached garage - fully powered with electricity. This versatile space holds exciting potential to be transformed into a home office, art studio, gym, or any number of creative uses.

The beautiful, sunny rear garden is bursting with colour, bordered by fencing for privacy, and features a terraced area - ideal for relaxing or entertaining during long summer days.

This home comes fully equipped with a premium ADT alarm system with sensors in every room, offering peace of mind and top-level security.

With its prime location, spacious layout, and huge potential, this property is a fantastic opportunity for buyers looking to create their dream home in a thriving South Liverpool suburb.

All measurements are approximate and cannot be relied upon for any future purpose and no liability is taken for any

errors. All fixtures and fittings are included in the sale.
EPC GRADE = D
Council Tax Band = D

LEASEHOLD (though we are informed by the seller this can be purchased from Liverpool City Council for a minimal amount though your own due diligence to check on this fact is needed)
910 YEARS LEFT ON LEASE

PORCH 6' 9" x 2' 9" (2.07m x 0.85m) A charming porch area with a modern UPVC double-glazed door and window, creating a warm and secure first impression

HALLWAY A welcoming and spacious entrance hall featuring a central heating radiator and power points, this great space offers access to all principal ground floor rooms, a WC and includes a staircase leading to the first floor

RECEPTION ROOM ONE 12' 5" x 12' 3" (3.81m x 3.74m) A stunning and warmly welcoming reception room, beautifully illuminated by a stunning UPVC double-glazed pretty walk in bay window, complemented by two additional art deco leaded windows that allow natural light to flood the space.

The room also features a charming focal point art-deco feature fireplace, along with a central heating radiator and ample power points.

RECEPTION ROOM TWO 14' 1" x 11' 3" (4.31m x 3.45m) The second reception room offers a versatile and inviting space, featuring attractive original parquet style flooring, a striking feature fireplace with marble-effect surround, central heating radiator and power points. Natural light pours in through the UPVC double-glazed French doors offering views and access to the terrace and sunny rear garden, flanked by matching UPVC double-glazed windows on either side.

KITCHEN 20' 0" x 8' 2" (6.12m x 2.51m) A stunningly stylish contemporary fitted kitchen, beautifully designed with a range of matching wall and base units topped with sleek work surfaces. The space is fully equipped with integrated appliances, including a fridge freezer, microwave, dishwasher, Neff electric hob with Dimplex extractor above, Stoves oven and grill, and washing machine. A treble stainless steel sink with mixer tap and pull down hose perfectly positioned beneath a UPVC double glazed window, there are numerous power points, two central heating



radiators, lights inset to ceiling, fully tiled floor and part tiled walls and UPVC double glazed French doors that open directly onto the rear garden terrace ideal for indoor outdoor living.

WC 6' 0" x 2' 3" (1.84m x 0.71m) Having low level WC, sink inset to vanity unit and two UPVC double glazed frosted glass windows.

LANDING 7' 5" x 6' 0" (2.28m x 1.83m) A light filled landing having power points, loft hatch, access to all first floor rooms and a UPVC double glazed frosted leaded glass window, throwing in streams of natural light.

MASTER BEDROOM 12' 7" x 12' 5" (3.85m x 3.81m) This superb master bedroom enjoys an abundance of natural light, thanks to a generous UPVC double-glazed pretty walk in bay window and two additional art deco leaded side windows. Thoughtfully designed with two built-in storage units, a radiator for comfort, and ample power points, the room offers both style and functionality

BEDROOM TWO 11' 5" x 11' 4" (3.49m x 3.46m) This

generously sized double bedroom benefits from a UPVC double-glazed window overlooking the sunny rear garden, built-in wardrobes for convenient storage, a radiator and well-positioned power points.

BEDROOM THREE 8' 11" x 8' 3" (2.73m x 2.52m) A further spacious bedroom having central heating radiator, power points and a UPVC double-glazed window with front aspect making this a light and airy room.

BATHROOM 8' 2" x 7' 1" (2.49m x 2.17m) An ample sized bathroom fitted with a panelled bath and electric Aqualisa shower over, a Burlington pedestal wash basin, radiator, built-in storage cupboard housing the water tank, part tiled walls and a UPVC double-glazed window providing natural light and ventilation

WC 5' 2" x 3' 0" (1.58m x 0.93m) Featuring a low-level WC, part-tiled walls for easy maintenance and a UPVC double-glazed window.

GARAGE 15' 4" x 7' 6" (4.69m x 2.30m) Having electricity to it this detached garage offers endless possibilities-whether

you choose to convert it into a home office, studio, gym or simply use it as valuable storage space, the potential to create something truly unique is yours to explore.

OUTSIDE This attractive semi-detached property boasts a charming bay-fronted design with a striking mix of brick and pebble-dash exterior. The large curved bay windows on both the ground and first floors flood the home with natural light, while enhancing its characterful frontage. A neatly maintained lawn adds kerb appeal, complemented by a spacious paved driveway that provides off-road parking. The side gate offers additional access, leading through to the rear of the property and to the detached garage.

The generously sized and well-maintained rear garden, perfect for families or those who enjoy outdoor living. The space features a neatly kept lawn bordered by mature shrubs and plants, offering both greenery and privacy. A charming patio area provides an ideal spot for outdoor dining or entertaining. The garden benefits from excellent sunlight throughout the day, making it a delightful retreat for relaxation, this wonderful garden is a real asset to the home.



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Approximate total area[®]
1281 ft²
Reduced headroom
3 ft²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
GIRAFFE360

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