



Ashlar Road, Aigburth, Liverpool, L17 0DU

- Magnificent Four Bedroom Semi Detached Home
- Generously Proportioned & Beautifully Presented
- Modern Fitted Kitchen Diner & Ground Floor WC
- Two Deluxe Four-Piece Family Bathroom Suites
- Prime Location In Sought-After Area Of Aigburth
- Entrance Hall & Three Inviting Reception Rooms
- Four Substantial & Impeccably Finished Bedrooms
- Charming Rear Garden & Ample Off-Road Parking



Offers Over £525,000



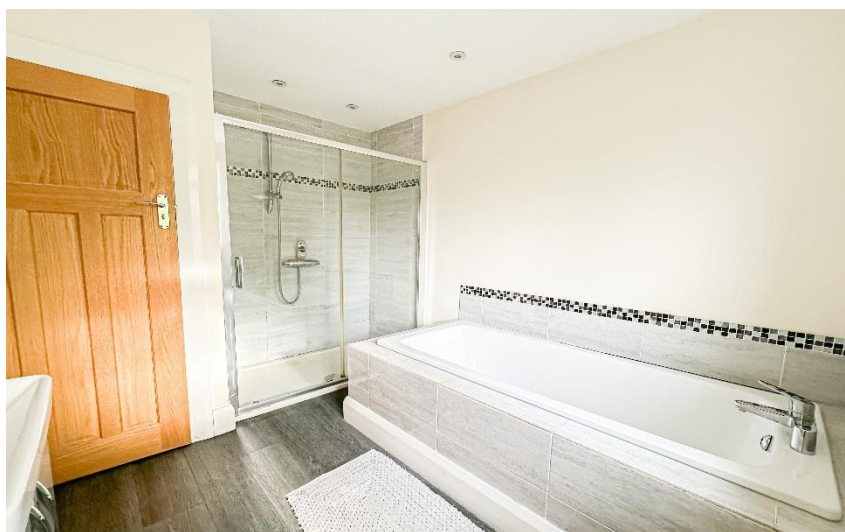














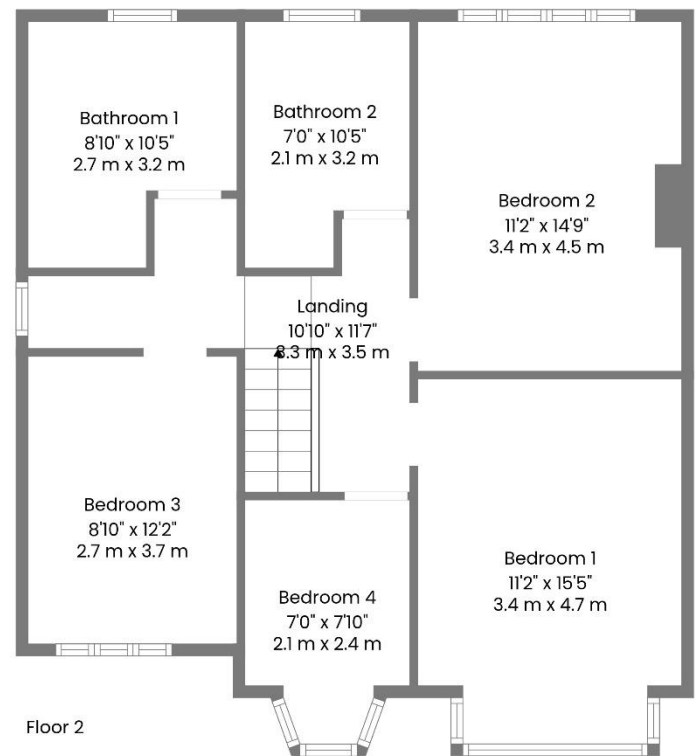
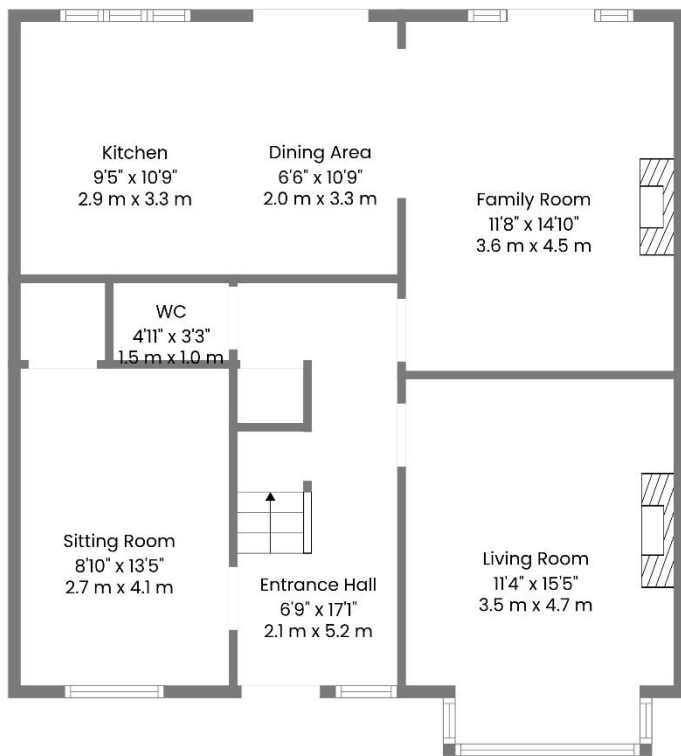
Description

Standing proudly on Ashlar Road in the highly sought-after suburb of Aigburth, L17, is this magnificent four bedroom semi detached residence, offered for sale with no onward chain by appointed agents Move Residential. Boasting an imposing frontage, this property offers a wealth of living space within, showcasing generous and versatile proportions. Modernised and beautifully presented throughout, this promises to make a wonderful forever home for a very lucky family. An inviting entrance hall greets you into the residence, leading through to the first of two spacious reception rooms, each presenting welcoming spaces for relaxing and entertaining. The front lounge enjoys a box bay window which floods the room with natural light, whilst the rear sitting room features a set of french doors providing views and access out to the rear garden. Continuing through, you will find a modern kitchen diner complete with a range of stylish fitted base and wall units, complementary worktops providing plentiful surface space, and a selection of sleek integrated appliances. With ample room to accommodate a dining table, this presents a social setting ideal for enjoying family mealtimes and cooking in company. There is a third reception room, which could also be used as a playroom or study, and concluding the ground floor is a convenient WC. Ascending to the first floor, you will discover four well-proportioned bedrooms, each finished to an excellent standard featuring attractive wood style flooring throughout and receiving plenty of daylight. Serving the sleeping accommodation are two deluxe contemporary four-piece family bathroom suites, concluding the interior of this spectacular residence. Externally, the property is further enhanced by a delightful rear garden, consisting of a neatly maintained lawn and smartly flagged patio area presenting an idyllic spot for enjoying al-fresco dining and entertaining. To the front, a substantial driveway provides ample off-road parking.

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.

Floor Plan



TOTAL: 1580 sq. ft, 147 m2

FLOOR 1: 798 sq. ft, 74 m2, FLOOR 2: 782 sq. ft, 73 m2

EXCLUDED AREAS: BAY WINDOW: 10 sq. ft, 1 m2, WALLS: 118 sq. ft, 11 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 Misstatement. This Plan is For Illustrative Purposes Only And Should Be Used As Such By Any Prospective Purchaser.

EPC Summary

Score	Energy rating	Current	Potential
92+	A	74 C	80 C
81-91	B		
69-80	C		
55-68	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.