

## Sudley Grange, Aigburth, L17



**For Sale - £625,000 Offers in the Region of**

### Key Features

- 4 Bedroom 2 Bathroom Detached House
- EPC Rating: C
- Located in Highly Sought-After L17 Postcode
- Two Spacious Lounges - One Open-Plan and One Separate, Perfect for Family Life
- Open-Plan Aspect Downstairs
- Spacious and Bright Kitchen with Double French Doors to Garden
- Huge Feature Fireplace in Lounge with Wood-Burning Stove
- Private Downstairs Study
- Convenient Downstairs W.c. and Dedicated Utility Room
- Master Bedroom with En Suite Bathroom Featuring Double Vanity
- Driveway for Two Cars
- Huge Rear Garden with Lawn, Patio and Decking Area

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 167 square metres / 1,798 square feet
- Council Tax Band: E
- Local Authority: Liverpool City Council
- Parking: Driveway
- No. of Parking Spaces: 2
- Outside Space: Back Garden
- Heating/Energy: Gas Central Heating
- Appliances/White Goods: Electric Oven, Electric Hob (Induction)

### Description

Brought to the market by Atlas Estate Agents, this impressive detached home in the ever-desirable Sudley Grange, Aigburth, L17, offers generous proportions and versatile living space in one of the area's most sought-after settings.

Arranged over two floors, the accommodation has been thoughtfully designed for family life. The ground floor centres around a superb open-plan aspect, creating a natural flow between living spaces while still offering distinct areas to relax and entertain. Two spacious lounges provide flexibility – one open-plan and ideal for everyday family living featuring a striking fireplace with wood-burning stove as its focal point, the other a separate, cosy retreat.

The bright and expansive kitchen is perfectly positioned at the rear of the property, with double French doors opening directly onto the garden, allowing natural light to flood the space and seamlessly connecting indoor and outdoor living. A private downstairs study offers an excellent work-from-home solution, complemented by a convenient ground floor W.C. and a dedicated utility room to keep household essentials neatly organised.

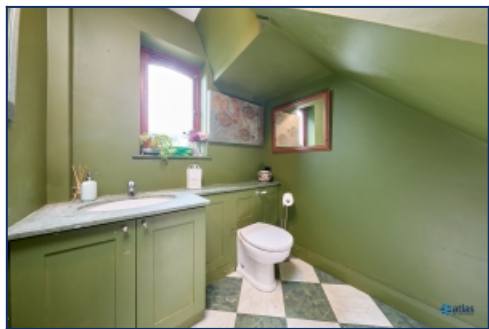
Upstairs, four well-proportioned bedrooms provide comfortable accommodation for growing families. The principal suite is a true highlight, complete with an en suite bathroom featuring a double vanity, while a contemporary family bathroom serves the remaining bedrooms.



Externally, the property continues to impress. A driveway provides off-road parking for two cars, and the substantial rear garden boasts a generous lawn, patio and decking area – ideal for entertaining, relaxing or enjoying long summer evenings.

Situated within the highly sought-after L17 postcode, this detached residence combines space, setting and lifestyle, presenting a superb opportunity to secure a substantial family home in the heart of Aigburth.

## Additional Images



W.c.



Rear Garden



Lounge



Lounge Area



Lounge



Kitchen



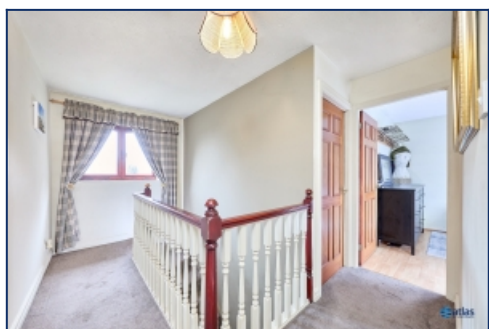
Kitchen



Utility Room



Study



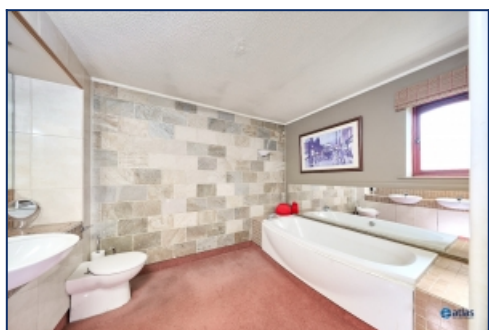
Landing



Bedroom 1



En Suite Bathroom



En Suite Bathroom



Bedroom 2

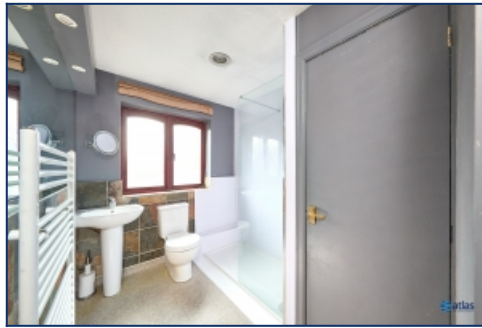


Bedroom 3





Bedroom 4



Bathroom



Decking



Decking/Patio



Decking



Decking

## Floor Plans



Tel: 0151 727 2469  
Fax: 0151 727 4943

Atlas Estate Agents, 2 Allerton Road,  
Mossley Hill, Liverpool, L18 1LN

Email: [sales@atlasestateagents.co.uk](mailto:sales@atlasestateagents.co.uk)  
Website: [www.atlasestateagents.co.uk](http://www.atlasestateagents.co.uk)

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers/tenants and do not constitute an offer or part of a contract. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Prospective purchasers/tenants ought to seek their own professional advice.

All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers/tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.