Rookery Drive, Aigburth, L19









For Sale - £800,000 Offers Over

Key Features

- 5 Bedroom 3 Bathroom Detached House
- EPC Rating: C
- Set Back from the Road with a Generous Front Garden and Large Driveway
- Spacious Entrance Hallway with Conveniently Located Downstairs Wc
- Bright Front Living and Dining Room Overlooking the Front Garden
- Generous Second Reception Room Flowing Into a Bright, Modern Sunroom
- Spacious Modern Kitchen with Separate Enclosed Utility Room
- Two Double Bedrooms and a Generously Sized Single on the First Floor
- Principal Double Bedroom with a Private En-Suite Bathroom, with Further Bedroom Benefiting from a Modern En-Suite Shower Room
- Two Additional Double Bedrooms and a Shower Room on the Top Floor
- Large Garage Offering Excellent Storage or Parking Space
- Impressive, Private Rear Garden with Patio and Lush Greenery

Further Details

- Tenure: Freehold
- No. of Floors: 3
- Floor Space: 199 square metres / 2,142 square feet
- Council Tax Band: G
- Local Authority: Liverpool City Council
- Parking: Garage, Driveway
- No. of Parking Spaces: 3
- Outside Space: Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Oven (Electric), Hob (Ceramic)

Description

Atlas Estate Agents are delighted to bring to the sales market this impressive five-bedroom detached family home, ideally situated on the highly desirable Rookery Drive in Aigburth, L19. Offering an exceptional amount of living space arranged over three floors, this beautifully proportioned property boasts versatile accommodation, three bathrooms, generous gardens and a substantial driveway with garage, making it an ideal choice for growing families seeking a spacious home in one of South Liverpool's most sought-after residential locations.

Set back from the road behind a generous front garden, the property enjoys an attractive approach, complemented by a large driveway providing ample off-road parking. Upon entering, you are welcomed into a spacious and inviting entrance hallway, creating a wonderful first impression and providing access to the ground-floor accommodation. A conveniently positioned downstairs WC adds further practicality for busy family life and visiting guests.

To the front of the property is a generously proportioned living and dining room, enjoying pleasant views across the front garden. This bright and versatile space provides the perfect setting for family meals, entertaining guests or simply relaxing together. A further substantial reception room offers an additional comfortable living area, flowing effortlessly into a bright and modern sunroom. Overlooking the rear garden, the sunroom creates a delightful connection between the indoor and outdoor spaces, providing a peaceful retreat to enjoy throughout the seasons.

The ground floor also features a spacious modern kitchen, thoughtfully designed to accommodate the demands of everyday family living. Offering generous preparation space and a practical layout, the kitchen is complemented by a separate enclosed utility room, providing valuable additional space for laundry and household essentials whilst keeping the main kitchen beautifully organised.

Ascending to the first floor, a spacious landing leads to three well-proportioned bedrooms, comprising two generous double bedrooms and a comfortably sized single bedroom. The principal double bedroom benefits from its own private en-suite bathroom, creating a relaxing and convenient retreat. The second double bedroom also enjoys the luxury of an en-suite shower room, making it ideal for older children, guests or extended family members. The additional single bedroom offers excellent versatility and could equally serve as a nursery, dressing room or home office.

Continuing to the second floor, the property reveals two further generously sized double bedrooms, providing excellent additional accommodation for larger families or those requiring flexible living arrangements. A separate shower room serves this floor, ensuring comfort and convenience throughout the home. With five bedrooms distributed across the upper two floors, the property offers a wonderful balance of shared family spaces and private retreats.

Externally, the property continues to impress. To the front, the generous garden and substantial driveway create an attractive setting whilst providing ample parking, further enhanced by a large garage offering secure parking, additional storage or potential for alternative uses, subject to any necessary permissions.

To the rear lies a truly impressive garden, offering a wonderful combination of spacious patio areas and established greenery. Enjoying a high degree of privacy and not being directly overlooked, this delightful outdoor space provides the perfect environment for alfresco dining, summer gatherings, children's play or simply relaxing in peaceful surroundings. The generous proportions offer plenty of opportunity for keen gardeners and families to make the most of outdoor living.

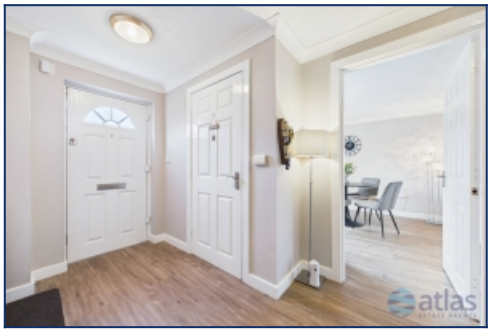
Situated in the ever-popular Aigburth area, Rookery Drive enjoys a fantastic position within easy reach of a wealth of local amenities, well-regarded schools and excellent transport connections. The beautiful surroundings of nearby Calderstones Park and Sefton Park offer picturesque green spaces for walking, recreation and family days out, whilst the vibrant independent shops, cafés and restaurants of Allerton Road and Lark Lane provide a wonderful selection of leisure and dining opportunities. Liverpool city centre is also conveniently accessible, making this an attractive location for families and professionals alike.

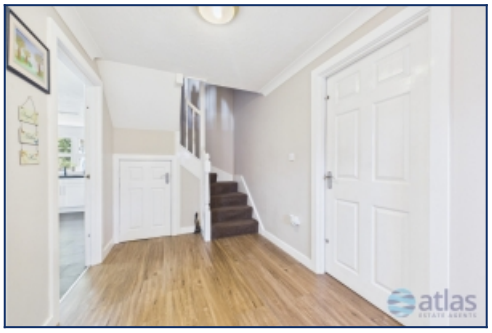
Combining substantial accommodation, versatile living spaces, generous outdoor areas and a highly desirable residential setting, this exceptional five-bedroom detached home presents a fantastic opportunity for buyers seeking space, comfort and long-term family living.

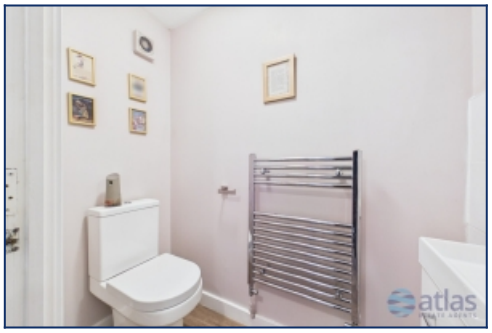
Early viewing is highly recommended to fully appreciate the impressive proportions, beautiful gardens and outstanding potential this wonderful family home has to offer.

Additional Images


Aerial Garden View


Hallway


Hallway


Wc


First Reception Room


First Reception Room


Second Reception Room


Second Reception Room


Second Reception Room


Sunroom


Sunroom

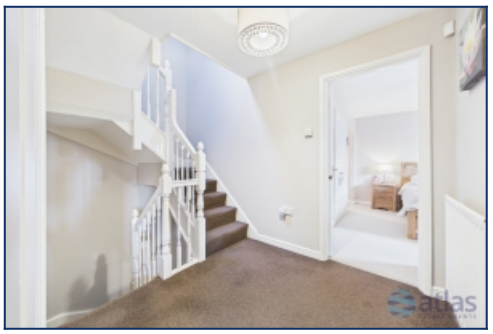

Kitchen


Kitchen


Kitchen


Utility Space

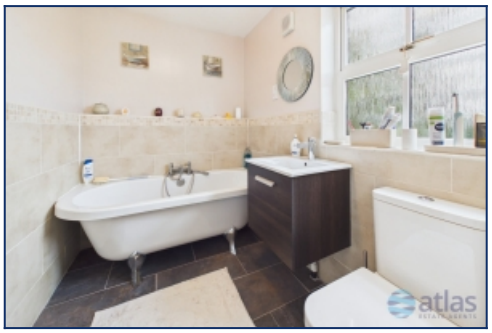

Sunroom


First Floor Landing


Bedroom One


Bedroom One


Bedroom One Hallway


Bedroom One En-suite


Bedroom Two


Bedroom Two


Bedroom Two En-suite


Bedroom Two En-suite


Bedroom Three


Second Floor Landing

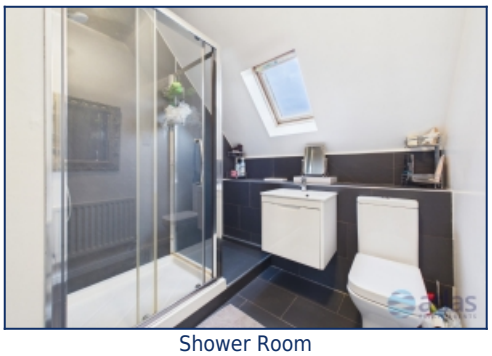



Bedroom Four


Bedroom Four


Bedroom Five


Bedroom Five


Shower Room


Garage


Garage


Garage



Aerial Rear Elevation



Front Elevation & Garage



Patio



Aerial Front Elevation



Front Elevation



Aerial View Boundary

Floor Plans



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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.