Kilgraston Gardens, Aigburth, L17

For Sale - £575,000 Offers in Excess of

Key Features

- 5 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: D
- Impressive Five-Bedroom, One-Bathroom Home Ideally Located Within Walking Distance of Sefton Park, Lark Lane, Otterspool, Aigburth Station and a Range of Restaurants and Well-Regarded Local Schools
- Set Back from the Road, the Property Benefits from a Driveway Providing Parking for Up to Two Cars.
- A Welcoming Entrance Opens Into a Bright and Modern Hallway, Complete with a Conveniently Located Wc.
- To the Left, the Front Living Room Is Stylish and Light-Filled, Featuring a Large Window and a Charming Feature Log Burner.
- To the Right, There Is a Practical and Separate Utility/Laundry Room, Offering Excellent Everyday Convenience.
- To the Rear, the Stunning Hand-Built Kitchen Features Wooden Painted Doors, Quartz Worktops and Amtico Flooring, with a Central Island, Spotlights and a Seamless Flow Into the Dining Area.
- The Dining Space Is Bright and Contemporary, Enhanced by a Skylight and Offering Direct Access and Views Over the Rear Garden.
- Further Reception Space Is Located to the Left of the Kitchen, a Spacious and Impressive Second Living Area Featuring a Statement Fireplace, Elevated Seating Area, and Additional Views and Access to T
- Upstairs, the Property Offers Five Generously Sized Double Bedrooms Alongside a Beautifully Finished, Modern Family Bathroom.
- The Rear Garden Is Substantial, Not Overlooked, and Surrounded by Greenery, Providing a Private and Peaceful Outdoor Retreat.

Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 170 square metres / 1,826 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, Double Glazing
- Appliances/White Goods: Double Oven (Electric), Fridge/Freezer, Washing Machine

Description

Brought to the market by Atlas Estate Agents, this impressive semi-detached house on Kilgraston Gardens, Aigburth, L17, offers beautifully presented accommodation arranged over two floors and is ideally positioned within walking distance of Sefton Park, Lark Lane, Otterspool, Aigburth Station and a superb selection of restaurants and well-regarded local schools.

Set back from the road, the property benefits from a driveway providing parking for up to two cars. A welcoming entrance leads into a bright and modern hallway, complete with a conveniently located WC. To the front, the stylish living room is light-filled and inviting, featuring a large window and a charming log burner, creating a warm and homely focal point. To the right, a separate utility/laundry room provides excellent everyday practicality.

To the rear, the heart of the home is the stunning hand-built kitchen, finished with wooden painted doors, quartz worktops and Amtico flooring. A central island and elegant spotlights enhance the space, which flows seamlessly into the dining area. This bright and contemporary setting is further complemented by a skylight and enjoys direct access and views over the rear garden.

Further reception space is found to the left of the kitchen, a spacious and impressive second living area featuring a statement fireplace, elevated seating area, and additional views and access to the garden, ideal for both relaxing and entertaining.

To the first floor, the property offers five generously sized double bedrooms alongside a beautifully finished modern family bathroom, all presented to a high standard throughout.

Externally, the property boasts a substantial rear garden, not overlooked and surrounded by greenery, offering a private and peaceful outdoor retreat in this highly sought-after residential location.

Additional Images

Bedroom One

Rear Elevation Of Property

Front Elevation Of Property

Hallway

Downstairs Wc

Living Space

Living Space

Laundry Room

Kitchen

Kitchen

Dining Space

Second Living Space

Second Living Space

Landing

Bedroom One

Bedroom Two

Bedroom Two

Bedroom Three

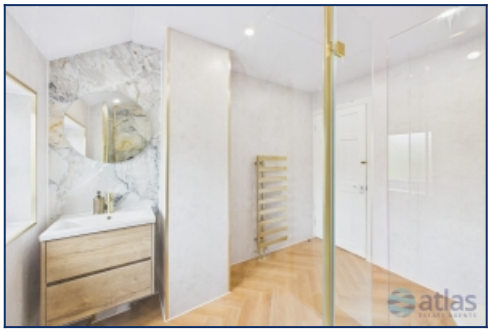
Bedroom Three

Bedroom Four

Bedroom Four

Bedroom Five

Bedroom Five



Bathroom

Rear Elevation Of Property

Rear Elevation Of Property

Rear Elevation Of Property

Garden

Garage

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.