

NORTHERN



SuttonKersh

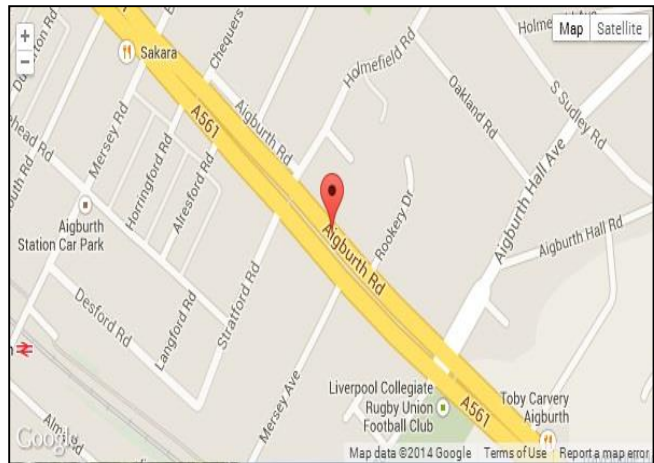


18 Rookery Drive, Liverpool L19

£449,950

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18 Rookery Drive, Aigburth, Liverpool, L19 9HG**The Property****Iconic Landmark****The Location****THE PROPERTY**

Sutton Kersh are delighted to offer for sale this spacious and exceptionally well presented detached residence with accommodation comprising reception hallway, cloakroom and wc off, lounge, dining room, conservatory, kitchen with utility room and family room to the ground floor. To the first floor there is a spacious landing, four bedrooms, the master having an en-suite in addition to family bathroom and wc. The gardens are of a good size and are both well kept and mature. There is a driveway providing off road parking for several vehicles in addition to a garage providing secure parking. The property is presented to an exceptional standard and as agents we would recommend an early inspection to appreciate the accommodation on offer.

THE LOCATION

This detached residence is situated in a cul-de-sac directly off Aigburth Road and offers easy access to a range of amenities including a wide selection of local shopping facilities available along Aigburth Road. There is popular schooling across all age ranges in the district and recreation ground and open space can be enjoyed at Otterspool Park and Promenade. A comprehensive local road network connects to many major motorway links bringing further conurbations to within easy reach. An excellent public transport service is brought together via both road and rail, providing easy access to both Liverpool city centre and many further areas of Liverpool.

THE ELEVATIONS

The front elevations are finished in a mellow rustic brick with bay relief. The roof is tiled.

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Property Features

A Detached Residence

Lounge

Dining Room

A Comprehensive Fitted Kitchen

Master Bedroom (having en-suite)

Conservatory

Additional Family Room

Cloakroom & Wc

Alarm System

Utility Room

Four Bedrooms

Built-In Wardrobes To All Bedrooms

Gas Central Heating

Double Glazed

Bathroom & Wc

Part Exchange Considered

Gardens To Front & Rear

Garage

Driveway (providing off road parking)

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The Gallery



HALL



LOUNGE



DINING ROOM



CONSERVATORY



KITCHEN



FAMILY ROOM



LANDING



BEDROOM 1

18 Rookery Drive, Aigburth, Liverpool, L19 9HG**The Accommodation****ACCOMMODATION:****GROUND FLOOR:****RECEPTION HALLWAY:**

Double glazed entrance door, staircase to first floor, radiator, porcelain tiled floor, under stair storage cupboard, alarm control.

CLOAKROOM & WC:

Porcelain tiled floor, low level wc, pedestal wash basin with splashback, radiator, double glazed window.

LOUNGE:

18' 3" into bay x 13' 1" (5.59m x 3.99m)

Double glazed bay window, oak flooring, wall light points, radiator. 'Elgan and Hall' picture frame, fireplace with living flame gas fire.

DINING ROOM:

13' 1" x 9' 0" (4m x 2.76m)

Oak flooring, radiator, coved ceiling, double glazed French doors to:

CONSERVATORY:

10' 1" x 8' 6" (3.08m x 2.6m)

UPVC double glazed set on a brick base, porcelain tiled floor, electric wall heater, power and light.

KITCHEN:

11' 6" x 11' 3" (3.52m x 3.45m)

Fitted with a comprehensive range of base and wall units, work surfaces incorporating a 11/2 bowl stainless steel sink unit with mixer tap, integrated appliances including dishwasher, built-in double oven, gas hob and extractor hood, work surface lighting, part tiled walls, tiled floor, telephone point, radiator, double glazed window.

UTILITY ROOM:

8' 8" x 7' 5" (2.66m x 2.27m)

Having base and wall units, stainless steel sink unit, plumbing for washing machine, tiled floor, radiator, gas fired boiler, double glazed window, door to rear.

FAMILY ROOM:

14' 10" x 8' 5" (4.53m x 2.57m)

Formerly part of the double garage and recently converted, double glazed French doors to front aspect, laminate floor, radiator.

FIRST FLOOR:**LANDING:**

Airing cupboard housing hot water cylinder, radiator, double glazed window.

MASTER BEDROOM 1:

13' 2" into bay x 13' 1" (4.02m x 3.99m)

Double glazed bay window, radiator, two built-in wardrobes.

EN-SUITE:

With step-in shower enclosure, pedestal wash basin, low level wc, shaver point, part tiled walls, radiator, double glazed window.

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BEDROOM 2:

12' 3" into bay x 8' 9" (3.75m x 2.69m)

Double glazed bay window, built-in wardrobe, laminate floor, radiator.



BEDROOM 3:

10' 5" x 9' 4" (3.18m x 2.85m)

Double glazed window, laminate floor, built-in wardrobe, radiator.



BEDROOM 4:

9' 3" x 8' 9" (2.83m x 2.69m)

Double glazed window, laminate floor, radiator, built-in wardrobe.

FAMILY BATHROOM:

Three piece suite comprising panelled bath with mixer tap and shower attachment, pedestal wash basin, low level wc, part tiled walls, radiator, shaver point, extractor fan.



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OUTSIDE:

Front garden having a double driveway leading to integral garage, laid to lawn with well planted flower and shrub borders. The rear garden has a stone paved patio area with cobbled edging, laid to lawn, flower, tree and shrub borders, circular stone patio area to rear with pergola, gated access at side.



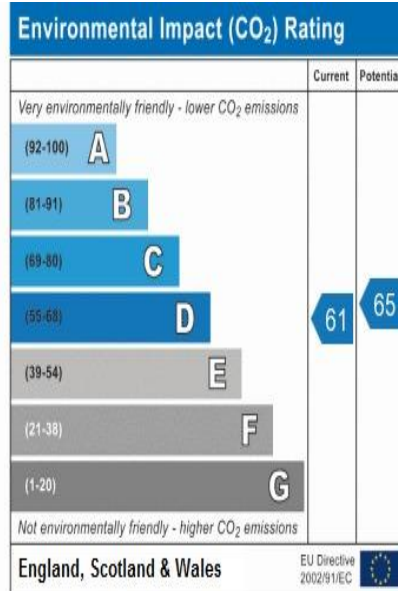
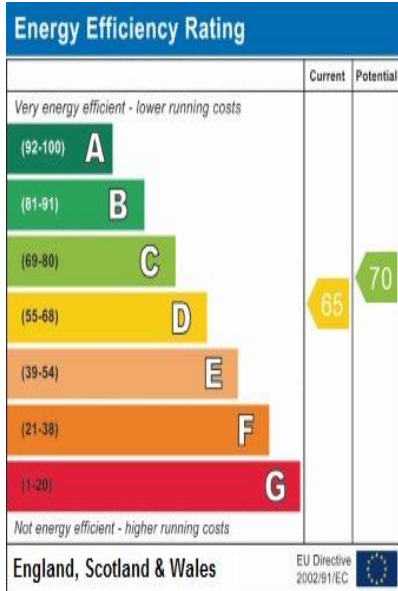
GARAGE:

Having an up and over door.

Ref: REGENERATED 18/6/14 ST

18 Rookery Drive, Aigburth, Liverpool, L19 9HG

Energy Performance Rating



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Structural Alterations Where improvement works have been carried out to a property, the purchaser should make their own enquiries to verify that planning consent and/or building regulations approval were obtained where necessary.

Viewings By appointment.

Purchasing Procedure If you wish to make an offer on this property, please contact the office dealing with the sale. You would be well advised to do this before contacting your Bank, Building Society or Solicitor. Any delay may result in the property being sold elsewhere. Should your interest in this property be subject to the sale of your own home, then we shall be pleased to arrange for a free verbal valuation for you without obligation.

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We offer Valuation Reports, Homebuyers Reports and full Building Surveys depending upon requirements and are on the approved valuation panels of a majority of High Street Banks and Building Societies. Please ask for Janet Hunt at our Survey Department, 2 Cotton Street, LIVERPOOL, L3 7DY or telephone on 0151 207 9966 7/5/09.

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