

## Moel Famau View, Aigburth, L17



For Sale - £500,000 Offers Over

### Key Features

- 4 Bedroom 2 Bathroom Detached House
- EPC Rating: Pending
- No Onward Chain
- Extended Kitchen/conservatory Featuring Integrated Appliances
- Generously Sized Lounge
- Dining Room with French Doors Leading to the Kitchen
- Versatile Space Suitable for a Utility Room or Home Office
- Convenient Downstairs W.c.
- Four Double Bedrooms, Including a Master with En-suite
- Fourth Bedroom Currently Configured as a Home Office
- Modern Family Bathroom with Jacuzzi Bath
- Spacious and Well-maintained Garden

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 1,631 square feet / 151 square metres
- Council Tax Band: D
- Local Authority: Liverpool City Council
- Parking: Driveway
- Outside Space: Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven (Double), Electric Hob (Ceramic), Microwave, Fridge, Freezer, Washing Machine, Dishwasher, Wine Cooler, Warming Drawer

### Description

Brought to the market by Atlas Estate Agents, this remarkable detached residence is nestled in the highly sought-after area of Moel Famau View, Aigburth, L17. This superb property offers an enviable combination of space, style, and modern living, presented with no onward chain for a seamless purchase experience.

Upon entering, you are greeted by a welcoming hallway that leads to a generously sized lounge, perfect for relaxing evenings or entertaining guests. The dining room, featuring elegant French doors, opens into a stunning extended kitchen/conservatory. The heart of the home, this space boasts integrated appliances and abundant natural light, creating an ideal setting for culinary creativity and family gatherings. Additionally, a versatile room on the ground floor provides the flexibility to serve as a utility room or a home office, complemented by a convenient downstairs W.C.

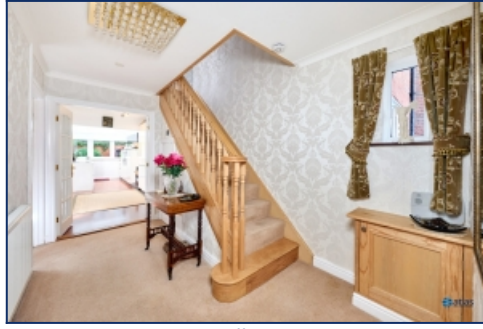
The first floor offers four double bedrooms, each thoughtfully designed to maximise comfort. The master bedroom benefits from a stylish en-suite, while the fourth bedroom is currently configured as a home office, showcasing the adaptability of this impressive property. The modern family bathroom is a luxurious retreat, complete with a Jacuzzi bath for ultimate relaxation.

Externally, the property is set within a spacious and meticulously maintained garden, providing a peaceful outdoor oasis for al fresco dining, children's play, or simply enjoying the tranquility of the surroundings.

With accommodation thoughtfully arranged over two floors, this property is perfectly suited for family living. Moel Famau View offers a desirable location with excellent amenities, schools, and transport links close by.

Don't miss the opportunity to make this stunning house your home. Contact Atlas Estate Agents today to arrange a viewing and experience the charm of this exceptional property for yourself.

## Additional Images



Hallway



Lounge



Dining Room



Hallway



Kitchen



Kitchen



Versatile Room



W.c



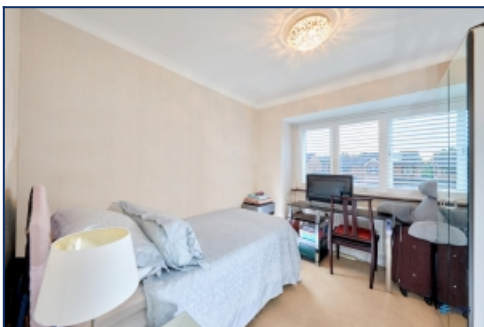
Landing



Bedroom One



Bedroom Two



Bedroom Three



Office/Bedroom



Bathroom

# 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.