



## 2 Mayfield Court, Victoria Road, Liverpool, L37 7JL

**Asking Price £1,195,000**

### Location, Location, Location

- Victoria Road – known locally as the “Millionaires’ Row” of Merseyside
- Private road – quiet, secluded and secure
- A short walk to Freshfield Nature Reserve, Formby Beach & exclusive golf clubs
- Excellent local schools and transport links
- One of the few homes on this road to be comprehensively upgraded
- Situated on a peaceful cul-de-sac of just a few homes – true exclusivity
- Ideal for buyers wanting turnkey condition in a trophy location

Inside, the grand entrance hall features a BESPOKE oak and glass staircase, luxury vinyl flooring, and four-zone underfloor heating. The air-conditioned/heated living room includes recessed lighting, an 84" HD TV with surround sound, and sliding doors onto the garden. A second reception offers ideal space for a family room or music lounge. The stunning kitchen-diner boasts a Granite floating island, QUARTZ worktops, NEFF appliances, and sliding doors to a patio, complemented by a utility room. A stylish WC and home OFFICE complete the ground floor.

Upstairs are five double bedrooms, all with built-in storage. The luxurious master suite includes air-conditioning/heating, floor-to-ceiling wardrobes with mirrored panels, and en-suite with walk-in shower, his-and-hers sinks





Bespoke solid Oak/Glass staircase creating a WOW on entering, LVT flooring with Polyuritane boards by "Project Floors" for durability in high footfall areas. Underfloor heating.

Double-Glazed sliding doors onto paved patio area with hot tub, outdoor shower and sauna. Cinema room surround sound and 84" Flat screen, recessed LED lighting, modern ceiling fan and air conditioning.

A bright and airy room with windows to three sides, currently utilised as a family room where children can play music or spend time with friends.

Bespoke full height built-in storage and shelving ideal for working from home.

Fully tiled in neutral tones with mosaic details, WC and Marble countertop basin with vanity unit.

A stunning yet practical family kitchen with Black granite counters and range of dove grey fitted units, floating island with coordinating quartz surface. Integrated NEFF appliances and a stainless under counter sink with spray tap. Open to dining space.

Open from Kitchen area so blends seamlessly to create a large flexible family space. With underfloor heating LVT flooring and flatscreen TV.


Fitted dove grey cabinets with Marble counter tops and sink with drainer, plumbing for washing machine and dryer. Door to access rear of property.

Fob operated Electric double garage door, built in shelving, gymnasium specialised flooring, lighting, electrics.

With bespoke floor to ceiling mirrored built-in wardrobes, air conditioning, fitted carpets and window overlooking private rear gardens.

Neutral over-sized Porcelain tiles, inbuilt walk-in shower, his and hers wash basins with golden marble counters. Mirrored vanity unit with under storage.

A modern and neutral tiled room with Full-size inbuilt bath with integrated shower head, separate walk-in shower, vanity wash basin with sink and WC.

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<p><i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i></p>		
<p><b>England and Wales</b></p> <p>EU Directive 2002/91/EC. </p>		

