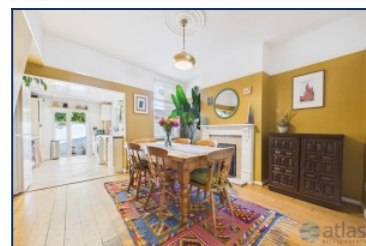


Windbourne Road, Aigburth, L17



For Sale - £350,000 Offers Over

Key Features

- 4 Bedroom 2 Bathroom Terraced House
- EPC Rating: D
- Welcoming and Characterful Entrance Hallway
- Front Living Room Featuring an Attractive Fireplace Surround
- Flowing Seamlessly Into the Dining Area or Additional Living Space
- Spacious Rear Kitchen with Direct Access to the Yard
- Generous First-Floor Landing
- Two Well-Proportioned Double Bedrooms and a Further Single Bedroom
- Separate Modern Shower Room
- Second-Floor Double Bedroom with a Modern En-Suite Bathroom
- Convenient and Low-Maintenance Rear Yard
- Beautifully Presented Communal Garden Space at the End of the Road

Further Details

- Tenure: Freehold
- No. of Floors: 3
- Floor Space: 101 square metres / 1,084 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Parking: On Street
- Outside Space: Communal Gardens, Back Yard
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Hob (Gas), Oven (Gas)

Description

Atlas Estate Agents are delighted to bring to the market this beautifully presented four-bedroom terraced house, ideally situated on Windbourne Road in the highly sought-after residential area of Aigburth, L17. Bursting with charm and character, this wonderful home offers an impressive blend of traditional features and modern comforts, with spacious and versatile accommodation thoughtfully arranged over three floors, making it an ideal choice for growing families and those seeking a home with plenty of room to enjoy.

Upon entering the property, you are welcomed by a charming and characterful entrance hallway, setting the tone for the inviting accommodation that follows. To the front, a beautifully presented living room boasts an attractive fireplace surround, creating a warm and cosy setting in which to relax and unwind. This space flows seamlessly into a second reception room, offering the flexibility to be enjoyed as a formal dining area or an additional family living space, perfect for both everyday living and entertaining guests. Continuing towards the rear, the generously sized kitchen provides ample space for cooking and everyday essentials, with direct access to the rear yard for added convenience.

Ascending to the first floor, a spacious landing leads to three well-proportioned bedrooms, comprising two generous doubles and a further single bedroom. The latter offers excellent versatility and could easily be utilised as a nursery, home office or dressing room to suit individual needs. Completing this floor is

a stylish, modern shower room, providing a practical and contemporary space for the household.

The second floor reveals a fantastic additional double bedroom, offering a peaceful retreat away from the main living areas. This impressive space benefits from its own modern en-suite bathroom, making it an ideal principal bedroom or a comfortable guest suite, adding an extra touch of privacy and convenience.

Externally, the property enjoys a convenient and low-maintenance rear yard, providing a pleasant outdoor space for enjoying a morning coffee or relaxing during the warmer months. A particularly appealing feature of this home is the beautifully presented communal garden space situated at the end of the road, offering a delightful green setting for residents to enjoy and a wonderful extension of the outdoor surroundings.

The property enjoys a fantastic position in the ever-popular suburb of Aigburth, renowned for its vibrant community atmosphere and excellent selection of independent shops, cafés, restaurants and local amenities. The stunning green spaces of Sefton Park and the picturesque Otterspool Promenade are within easy reach, providing wonderful opportunities for leisurely walks and outdoor recreation. Excellent transport links also offer convenient access to Liverpool city centre and surrounding areas.

Combining charming period character, generous living accommodation, modern bathrooms and the added benefit of a beautifully maintained communal garden nearby, this delightful property presents a fantastic opportunity to acquire a wonderful family home in one of South Liverpool's most desirable locations. Early viewing is highly recommended to fully appreciate the space, charm and lifestyle this lovely home has to offer.

Additional Images



Front Elevation



Hallway



Front Living Space



Front Living Space



Dining Space/Rear Living Space



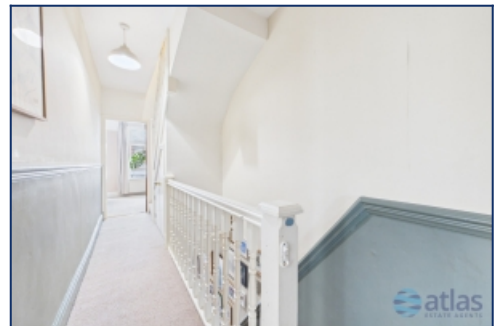
Kitchen



Kitchen



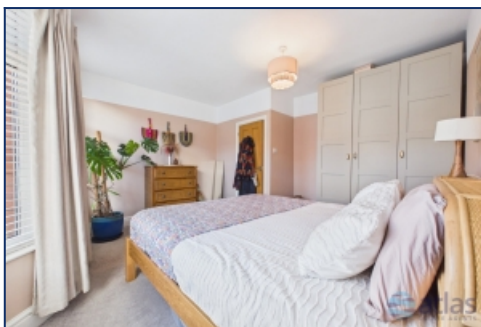
Kitchen



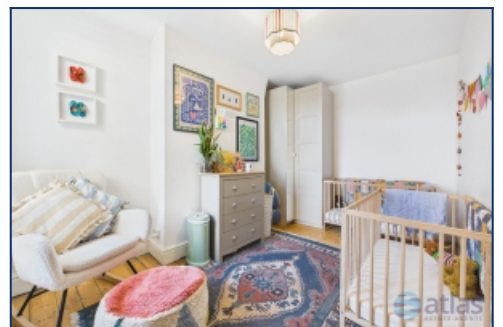
Landing



Bedroom One



Bedroom One



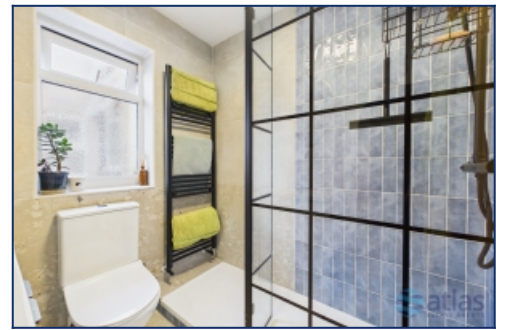
Bedroom Two



Bedroom Two



Bedroom Three



Shower Room



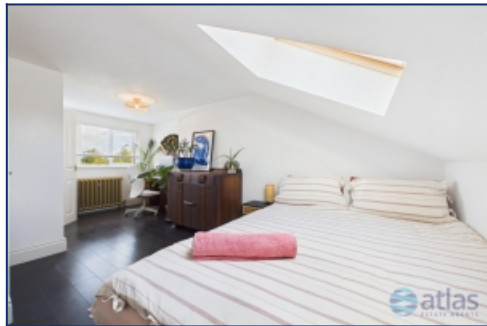
Shower Room



Stairwell To Second Floor



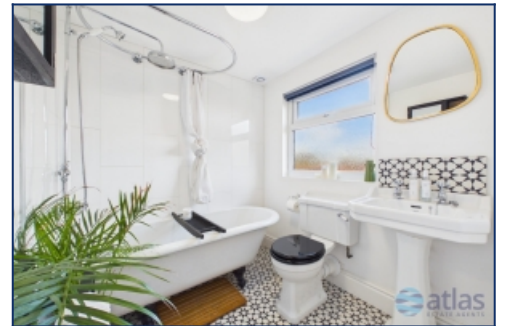
Bedroom Four



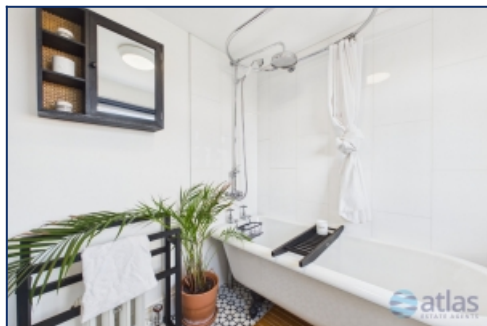
Bedroom Four



Bedroom Four



Ensuite Bedroom To Bedroom Four



Ensuite Bedroom To Bedroom Four



Back Yard



Back Yard



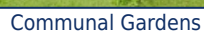
Communal Gardens



Communal Gardens



Communal Gardens



Ground Floor

Entry: 1.80 x 1.20 m / 5'9" x 3'9"

Living Room: 6.00 x 3.00 m / 19'8" x 10'0"

Kitchen: 3.60 x 3.00 m / 11'8" x 9'9"

Bathroom: 2.00 x 1.50 m / 6'6" x 5'0"

First Floor

Landing: 1.80 x 2.20 m / 5'9" x 7'3"

Bedroom: 4.00 x 4.50 m / 13'2" x 14'8"

Bedroom: 3.00 x 3.00 m / 9'8" x 9'8"

Bath: 1.50 x 2.00 m / 4'9" x 6'6"

Terrace: 1.00 x 1.00 m / 3'3" x 3'3"

Second Floor

Landing: 1.00 x 2.00 m / 3'3" x 6'6"

Bedroom: 3.00 x 3.00 m / 9'8" x 9'8"

Bedroom: 1.80 x 1.80 m / 5'9" x 5'9"

Bathroom: 1.50 x 1.50 m / 4'9" x 4'9"

Approximate total area*

100.7 m²
1083 ft²

Reduced bedroom

2.8 m²
30 ft²

(*) Including balconies and terraces

Reduced bedroom
— Balcon 1.5 m² / 16 ft²

Calculations reference the BCI (B1) (N) Standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.