# Lucerne Street, Aigburth, L17










## For Sale - £460,000 Guide Price

### Key Features

- 3 Bedroom 3 Bathroom End of Terrace House
- EPC Rating: D
- This Unique and Character-Filled Three-Bedroom, Three-Bathroom End-Terrace Property Is Offered for Sale with On-Street Parking and the Added Benefit of an Attached Garage
- Upon Entering the Property, You Are Welcomed Into an Entrance Area That Leads Directly Into the Dining Space, Which Enjoys Views of and Access to the Courtyard Garden
- To the Left of the Property Is a Versatile Reception Room, Ideal for Use as a Living Room, Home Office, or Additional Sitting Room
- This Space Leads Through to a Central Hallway, Which Provides Access to the Basement, a Ground-Floor Bathroom, and the Impressive Open-Plan Living Accommodation Beyond
- The Open-Plan Living, Dining and Kitchen Area Features a Contemporary Kitchen, a Further Bathroom, Bi-Fold Doors to the Courtyard Garden, and a Stunning Mezzanine Level
- The Basement Is Accessed Via a Flight of Stairs and Offers a Substantial, Modern Space with a Variety of Potential Uses
- The First Floor Comprises a Spacious Landing, a Useful Utility Area Providing Access to the Second Floor, Two Generous Double Bedrooms, and a Modern Family Bathroom
- The Second Floor Is Home to an Impressive Attic Suite, Featuring a Spacious Bedroom Area, a Cosy Snug, Useful Storage Space, and Large Skylights That Flood the Room with Natural Light
- The Beautifully Presented Courtyard Garden Is Positioned at the Centre of the Property, Creating a Private Outdoor Retreat and Providing Direct Access to the Garage

### Further Details

- Tenure: Freehold
- No. of Floors: 4
- Floor Space: 220 square metres / 2,371 square feet
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Parking: On Street, Driveway
- No. of Parking Spaces: 1
- Outside Space: Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Oven (Electric), Hob (Induction)

## Description

Atlas Estate Agents are delighted to bring to the market this truly unique and character-filled three-bedroom, three-bathroom end-terrace home, ideally situated on the sought-after Lucerne Street in the heart of Aigburth, L17. Offering exceptionally versatile accommodation arranged over four floors, this remarkable property seamlessly blends contemporary design with distinctive architectural features, creating a home unlike any other.

Upon entering, you are welcomed into an inviting entrance area which flows directly into the dining room. This bright and sociable space enjoys views across the beautifully presented courtyard and benefits from direct access to the outdoor area, creating a wonderful connection between indoor and outdoor living. To the left, a versatile reception room offers flexibility as a formal lounge, home office or snug, catering perfectly to modern lifestyles.

Beyond, a central hallway provides access to a convenient ground-floor bathroom, the basement level and the stunning open-plan living accommodation. Undoubtedly the heart of the home, this expansive space has been thoughtfully designed for both everyday living and entertaining. The contemporary kitchen sits alongside generous dining and lounge areas, while bi-fold doors open onto the courtyard, flooding the room with natural light. A second bathroom serves this level, and a striking mezzanine level overlooks the space below, adding a dramatic sense of volume and character.

The basement offers an impressive additional reception area, finished to a modern standard and providing a substantial and highly adaptable space that could be utilised as a cinema room, games room, gym, studio or additional living accommodation, subject to the buyer's needs.

The first floor comprises a spacious landing, a useful utility area with access to the upper floor, two generously sized double bedrooms and a well-appointed family bathroom.

Occupying the entire top floor, the impressive attic suite provides a truly exceptional retreat. Bathed in natural light from a large skylight, this expansive space incorporates a bedroom area, a cosy snug, ample storage and a wealth of character, creating a versatile and inviting sanctuary.

Externally, the property centres around a beautifully presented courtyard garden, offering a private and tranquil outdoor space ideal for relaxing and entertaining. The courtyard also provides direct access to the attached garage, a rare and valuable feature in such a desirable residential location. Further benefits include on-street parking.

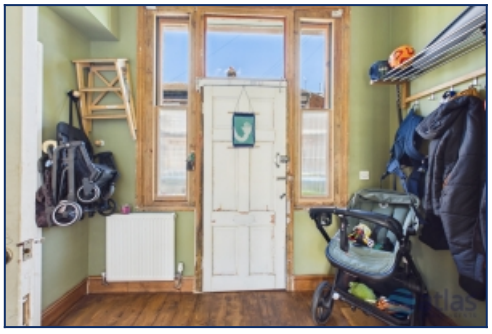
Combining generous proportions, distinctive design, versatile accommodation and a highly sought-after Aigburth location, this exceptional home presents a rare opportunity to acquire a property of genuine individuality and charm.

## Additional Images


Bedroom Three


Outdoor Space


Front Elevation Of The Property


Entry


Entry/Dining Space


Aerial Front Elevation Of The Property


Dining Space


Office


Hallway


Hallway


Hallway


Shower Room


Shower Room


Open Plan Dining/Living Spac

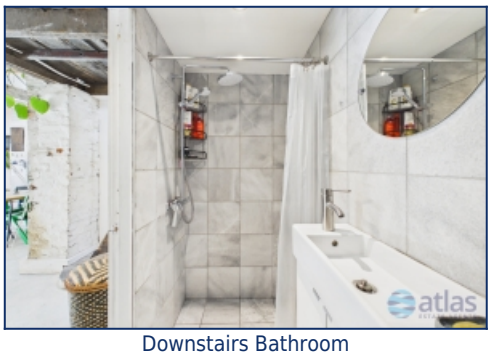

Open Plan Dining/Living Spac

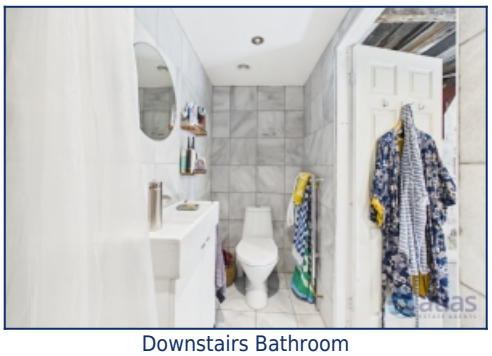

Kitchen


Kitchen


Kitchen


Access To Outdoor Space


Downstairs Bathroom


Downstairs Bathroom

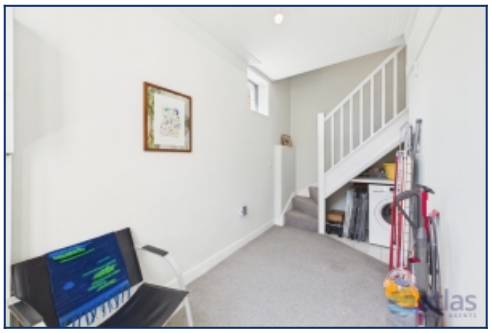

Access To Mezzanine


Mezzanine


Mezzanine


Mezzanine


Landing To First Floor


Landing To First Floor

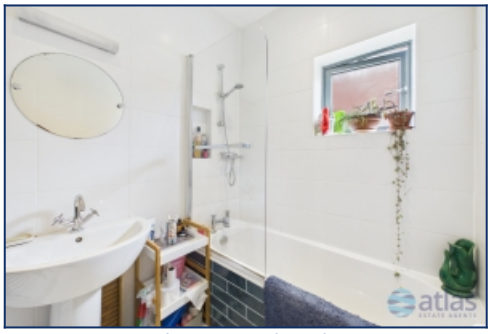

Utility Space

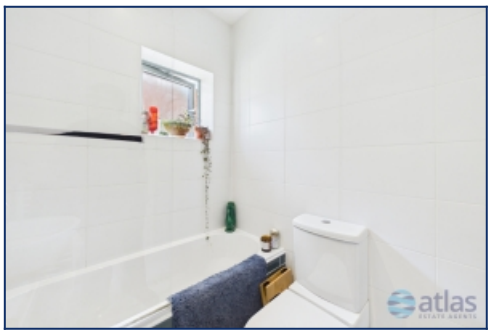

Bedroom One


Bedroom One

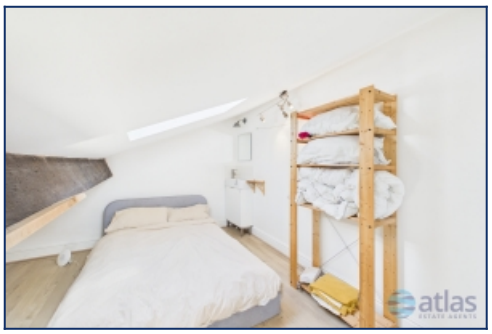

Bedroom Two


Bedroom Two


Bathroom To First Floor


Bathroom To First Floor


Bedroom Three


Bedroom Three


Bedroom Three


Outdoor Space


Outdoor Space



Outdoor Space



Garage



Garage



Aerial View Boundary

## Floor Plans

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