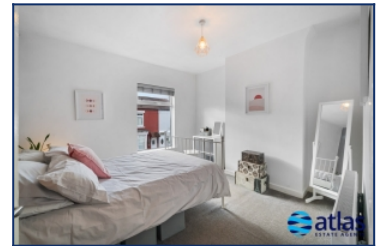


## Briarwood Road, Aigburth, L17



**For Sale - £220,000 Offers in Excess of**

### Key Features

- 2 Bedroom 1 Bathroom Terraced House
- EPC Rating: D
- A Lovely Two-Bedroom, One-Bathroom Terraced Property Offered for Sale
- You Are Welcomed by a Bright Entrance Hallway Leading Through to the Main Living Space
- The Living Room Is Modern in Style, Featuring a Fireplace and a Large Bay Window Allowing Plenty of Natural Light
- This Space Flows Through to a Contemporary, Open-Plan Dining Area
- The Kitchen Is Located to the Rear of the Property, Set Within Its Own Space and Enjoying Views Over the Rear Yard
- A Fully Tiled, Modern Bathroom Is Situated Just Off the Kitchen
- Access to the Rear Yard Is Positioned Between the Kitchen and Bathroom, Offering a Compact and Practical Outdoor Space
- Upstairs Comprises Two Double Bedrooms, Both Modern and Filled with Natural Light

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 54 square metres / 584 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Parking: On Street
- Heating/Energy: Gas Central Heating
- Appliances/White Goods: Electric Oven, Gas Hob

### Description

Brought to the market by Atlas Estate Agents, this charming two-bedroom terraced home is located on Briarwood Road, Aigburth, L17, offering well-presented accommodation arranged over two floors.

Upon entering, you are welcomed by a bright entrance hallway that leads through to the main living space. The reception room is modern in style, featuring a fireplace and a large bay window that fills the room with natural light, creating a warm and inviting atmosphere. This space flows seamlessly into a contemporary open-plan dining area, ideal for both everyday living and entertaining.

To the rear of the property, the kitchen is set within its own defined space and enjoys pleasant views over the rear yard. Just off the kitchen is a fully tiled, modern bathroom, finished to a good standard. Access to the rear yard is conveniently positioned between the kitchen and bathroom, providing a compact and practical outdoor space.

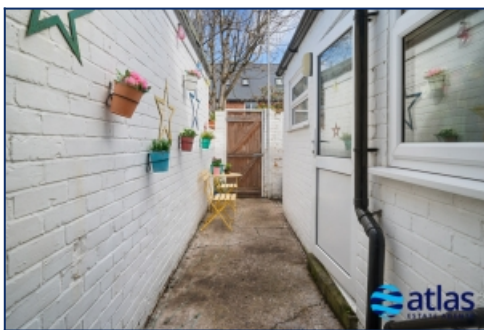
Upstairs, the property offers two generously sized double bedrooms, both presented in a modern style and benefiting from plenty of natural light.

This lovely home is ideal for first-time buyers or investors alike, situated in a sought-after area of Aigburth with excellent local amenities and transport links nearby.

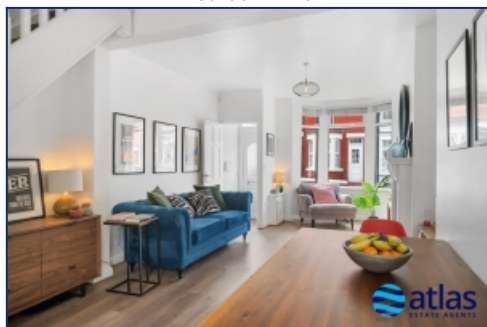
## Additional Images



Bedroom Two



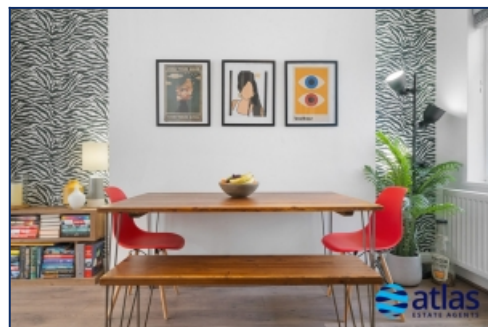
Aerial View Of Property



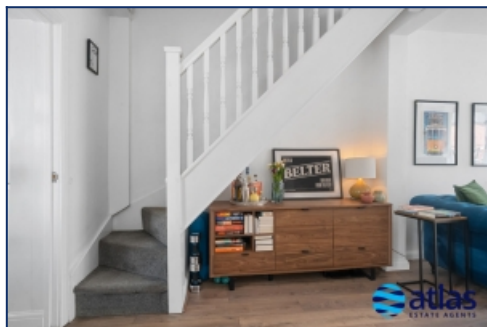
Living Space



Living Space



Dining Space



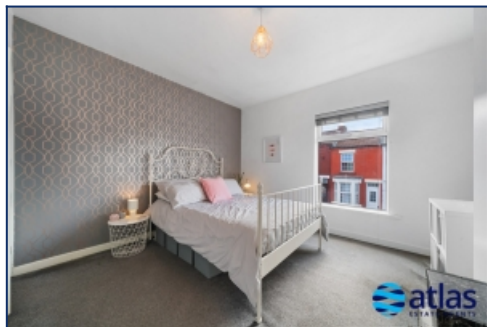
Stairwell



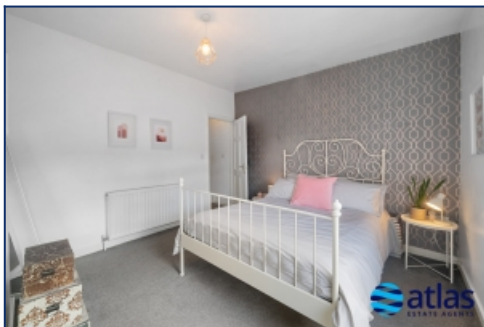
Kitchen



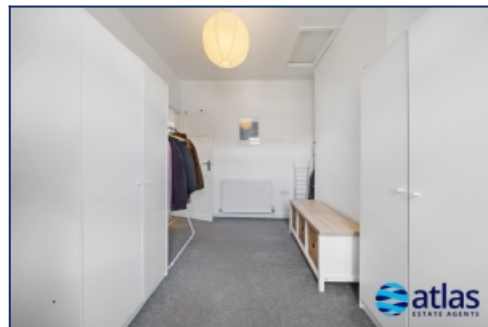
Kitchen/Rear Yard Access



Bedroom One



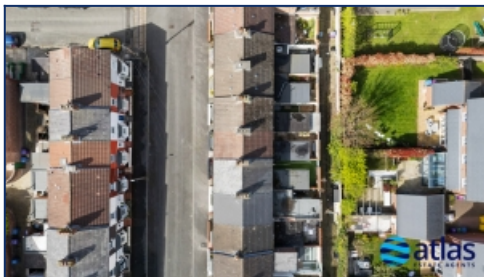
Bedroom One



Bedroom Two



Rear Aerial View



Aerial View

## Floor Plans



Ground Floor



First Floor

Approximate total area\*

542.1m<sup>2</sup>  
5851ft<sup>2</sup>

Reduced headroom

0.6m<sup>2</sup>  
7ft<sup>2</sup>

(\*) Excluding balconies and terraces

Reduced headroom

Below 1.2m x 5ft

Calculations reference the 2015 NPSA  
RCS standard measurements are  
approximate and not to scale. This  
floor plan is intended for illustration  
only.

05/11/15/360

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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.