

Kildonan Road, Aigburth, L17



For Sale - £375,000 Offers in the Region of

Key Features

- 4 Bedroom 2 Bathroom End of Terrace House
- EPC Rating: D
- This Impressive Double-Fronted End-Terrace Property Offers Four Generously Sized Bedrooms and Two Bathrooms, Providing Spacious and Versatile Accommodation for Modern Family Living.
- You Are Welcomed Into a Bright and Inviting Entrance Hallway, Providing Access to All Principal Rooms on the Ground Floor.
- The Main Living Room Is a Substantial and Elegant Space, Featuring a Charming Victorian Coal Fireplace, Which Can Be Made Usable, and a Large Window That Floods the Room with Natural Light.
- To the Left of the Property Is a Further Reception Room, Offering Flexible Living Accommodation and Flowing Seamlessly Into the Kitchen and Dining Area.
- To the Rear of the Property Is a Practical Utility Room, Adjoining a Convenient Ground Floor Bathroom, with Access to a Terrace Area Overlooking Outdoor Space Overlooking a Leafy Courtyard.
- The Spacious First-Floor Landing Is Filled with Natural Light and Provides Access to All Rooms on This Level.
- The First Floor Comprises Four Well-Proportioned Double Bedrooms Alongside a Contemporary Family Bathroom, Complete with a Luxurious Freestanding Bath and Separate Shower Enclosure.

Description

Atlas Estate Agents are delighted to bring to the market this impressive double-fronted end-terrace family home, situated on the ever-popular Kildonan Road in the heart of Aigburth, L17. Offered with no onward chain, this substantial property provides four generously sized bedrooms and two bathrooms, with spacious and versatile accommodation arranged over two floors, ideally suited to modern family living.

Upon entering, you are welcomed by a bright and inviting entrance hallway, providing access to all principal rooms on the ground floor. The main living room is a substantial and elegant space, enhanced by a charming Victorian coal fireplace, which can be made usable, and a large window that allows

Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 134 square metres / 1,446 square feet
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Parking: Driveway
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Hob (Gas), Fridge/Freezer

natural light to pour in, creating a warm and welcoming atmosphere.

To the left of the property, a further reception room offers flexible living accommodation and flows seamlessly into the kitchen and dining area, making it ideal for both everyday family life and entertaining. To the rear, a practical utility room adjoins a convenient ground floor bathroom, with access leading out to a terrace area overlooking a leafy courtyard-style outdoor space, providing a pleasant setting for relaxation.

Ascending to the first floor, a spacious and light-filled landing provides access to all rooms on this level. The property boasts four well-proportioned double bedrooms, each offering generous proportions and versatility. Completing the accommodation is a contemporary family bathroom, beautifully appointed with a freestanding bath and separate shower enclosure, creating a stylish and luxurious finish.

Located in the highly sought-after Aigburth area, the property is well positioned for excellent local amenities, reputable schools, transport links and the vibrant lifestyle offerings of nearby Lark Lane and Sefton Park.

This exceptional home combines period charm, generous living space and a desirable location, making it a fantastic opportunity for families and buyers alike.

Additional Images



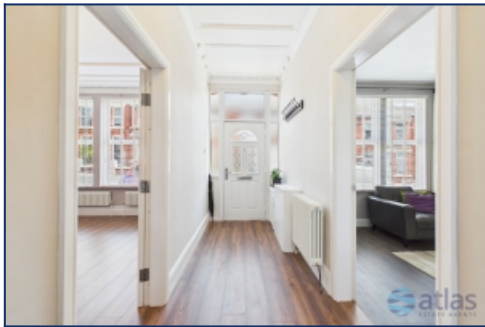
Bathroom



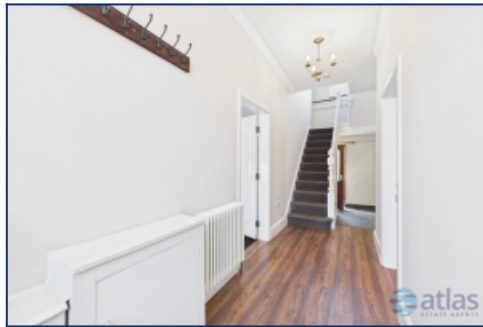
Rear Elevation Of Property



Front Elevation Of Property



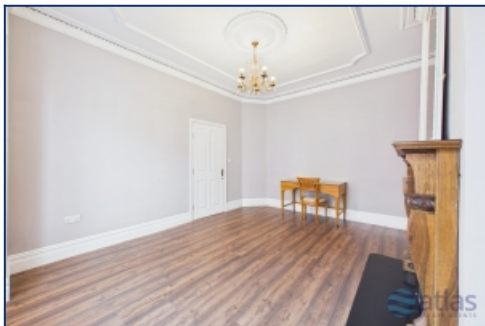
Hallway



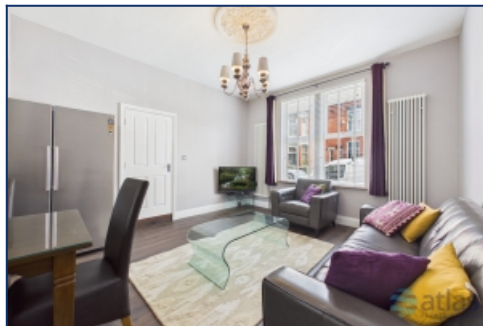
Hallway



Living Space



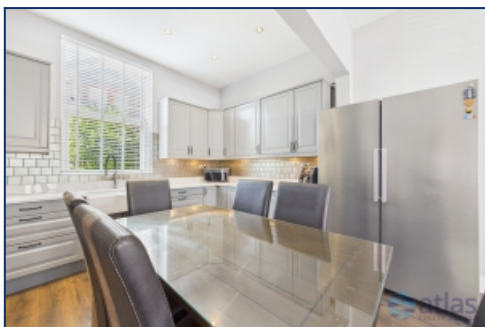
Living Space



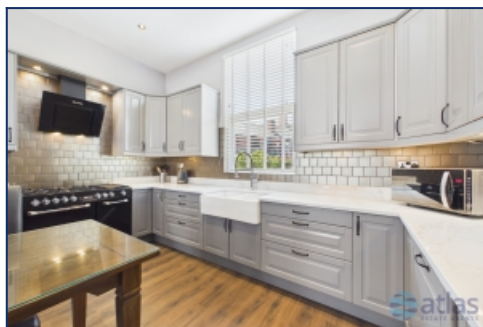
Second Living Space



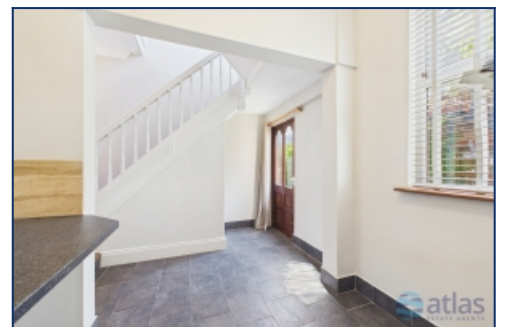
Second Living Space/Dining Space/Kitchen



Dining Space



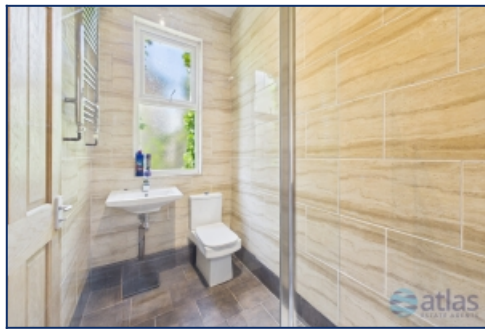
Kitchen



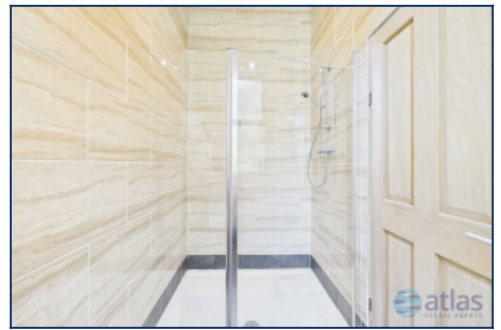
Utility Space



Utility Space



Downstairs Bathroom



Downstairs Bathroom



Terrace



Landing



Bedroom One



Bedroom Two



Bedroom Two



Bedroom Three



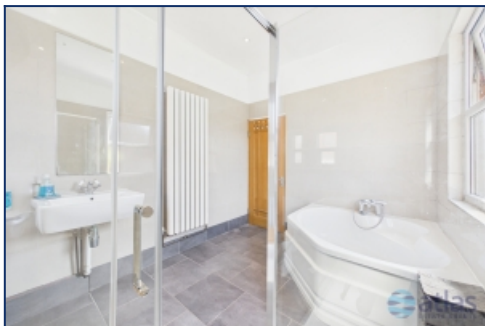
Bedroom Three



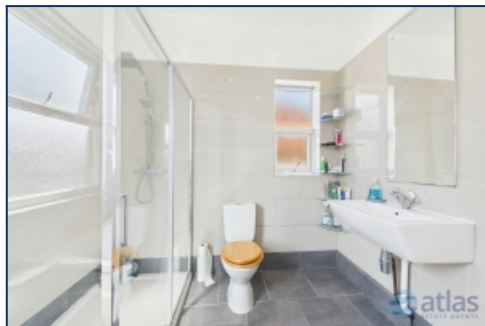
Bedroom Four



Bedroom Four



Bathroom

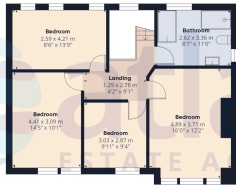
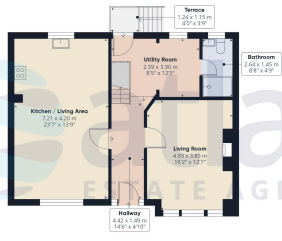


Bathroom



Rear Elevation Of Property & Driveway

Floor Plans



Approximate total area⁽¹⁾

134.3 m²

1466 sq ft

Balconies and terraces

2.8 m²

30 sq ft

(1) Excluding balconies and terraces

Calculations reference to the DECS 1994 BS 8540:1994 measurements are approximate and not to scale. This floor plan is intended for illustration only.

05/11/13

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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.