

## Lynmouth Road, Aigburth, L17



For Sale - £480,000 Offers in Excess of

### Key Features

- 4 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: Pending
- Beautifully Presented Four-Bedroom, One-Bathroom Property with an Additional Wc and Attached Garage, Offered for Sale
- Set Back from the Road Behind a Lovely Front Garden, the Property Is Welcomed Via a Bright Entrance Area
- The Entrance Hallway Is Modern in Style and Provides Access to All Ground Floor Rooms, as Well as a Downstairs Wc
- The Front Reception Room Is Generously Sized, Featuring a Large Window and an Attractive Feature Fireplace
- The Rear Living Room Is a Modern, Spacious Area with Views Over and Direct Access to the Garden
- The Dining Room Is Positioned Within Its Own Dedicated Space and Flows Conveniently Into the Kitchen
- The Kitchen Is Large and Modern, Offering Excellent Workspace, with Views and Access to the Side of the Property and Rear Garden
- The First Floor Comprises a Spacious Landing, Three Double Bedrooms, One Single Bedroom, a Family Bathroom, and a Separate Wc
- The Rear Garden Is Extensive, Featuring a Generous Mix of Lawn and Patio Areas, Ideal for Outdoor Living and Entertaining

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 139 square metres / 1,495 square feet
- Council Tax Band: D
- Local Authority: Liverpool City Council
- Parking: Garage, Driveway
- No. of Parking Spaces: 1
- Outside Space: Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Hob (Gas), Oven (Gas)

### Description

Atlas Estate Agents are delighted to present to the market this beautifully presented four-bedroom semi-detached home, situated on the sought-after Lynmouth Road in Aigburth, L17. Offering generous and versatile accommodation arranged over two floors, this attractive property combines spacious living with a well-considered layout, making it an ideal family home.

Set back from the road behind a neatly maintained front garden, the property is welcomed via a bright entrance space that immediately sets a warm and inviting tone. The modern entrance hallway provides access to all ground floor accommodation and also benefits from a convenient downstairs WC.

To the front, the generously proportioned living room is filled with natural light via a large window and features an attractive fireplace, creating a comfortable and welcoming setting. To the rear, a second living space offers a further spacious reception room with pleasant views and direct access to the garden, making it ideal for relaxing or entertaining. A separate dining room enjoys its own defined space and flows seamlessly into the well-appointed kitchen, which is modern in style, offering ample storage and worktop space alongside views and access to the side and rear garden.

To the first floor, a spacious landing leads to four well-proportioned bedrooms, all offering comfortable accommodation, alongside a modern family bathroom and a separate WC, providing excellent practicality for family living.

Externally, the property boasts a substantial rear garden, featuring a combination of lawn and patio areas, providing an ideal space for outdoor dining, entertaining, or family enjoyment. Further benefits include an attached garage and a highly desirable residential location close to local amenities, schools, and transport links.

This superb home presents an excellent opportunity to acquire a spacious and well-presented property in one of Aigburth's most popular locations.

## Additional Images



Bedroom One



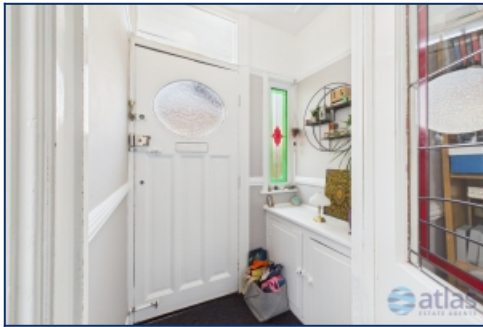
Rear Elevation Of Property & Garden



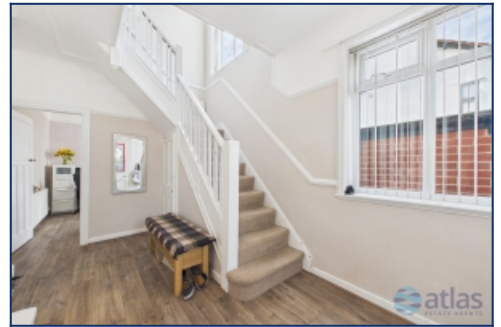
Front Elevation Of Property



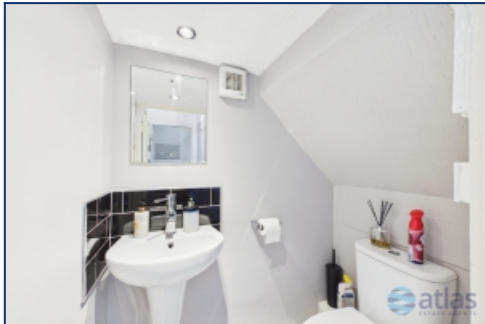
Front Living Space



Entry



Hallway



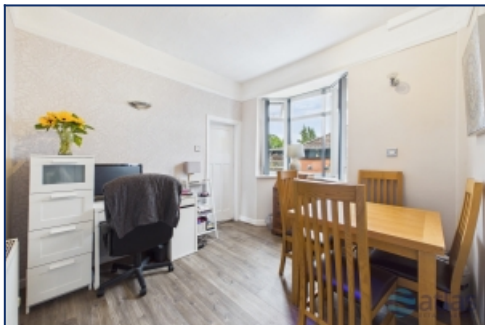
Downstairs Wc



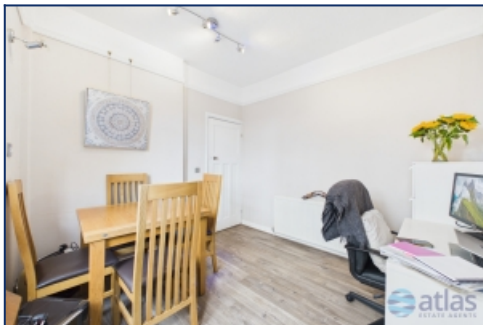
Front Living Space



Rear Living Space



Dining Space



Dining Space



Kitchen



Kitchen



Kitchen



Kitchen



Side Access



Side Access



Bedroom Two



Bedroom Two



Bedroom Three



Bedroom Three



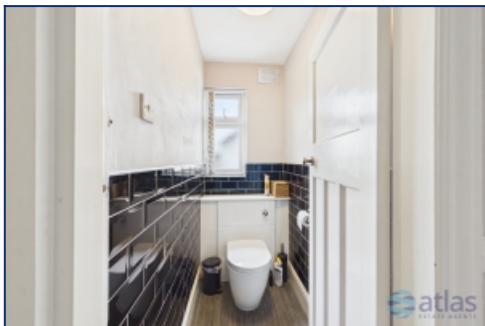
Bedroom Four



Bedroom Four



Bathroom



Separate Wc



Rear Elevation Of Property & Garden



Garden



Seating Area To Garden

## Floor Plans



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