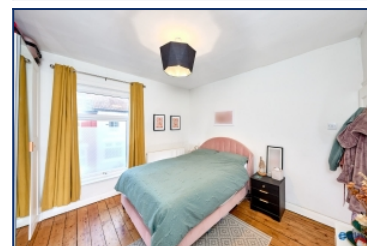


## Hollywood Road, Aigburth, L17



**For Sale - £210,000 Offers in Excess of**

### Key Features

- 2 Bedroom 1 Bathroom Terraced House
- EPC Rating: C
- Beautifully Presented Family Home in a Highly Sought-After L17 Location
- Welcoming Lounge Featuring an Attractive Fireplace
- Modern Fitted Kitchen with Separate Small Utility Area
- Spacious Downstairs Bathroom Finished to a Contemporary Standard
- Two Generously Sized Double Bedrooms
- Attractive, Low-Maintenance Rear Yard Ideal for Outdoor Relaxation
- Damp-Proof Course Completed in 2020
- Within Walking Distance of Sefton Park and Aigburth Road
- Excellent Transport Links to the City Centre and Surrounding Areas

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 597 square feet / 55 square metres
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Parking: On Street
- Outside Space: Back Yard
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Cooker, Gas Hob

### Description

Brought to the market by Atlas Estate Agents, this beautifully presented two-bedroom terraced home on Hollywood Road, Aigburth, L17 offers charm, comfort and an enviable location in one of South Liverpool's most sought-after neighbourhoods.

Set across two well-planned floors, the property opens with a warm and welcoming reception room, where an attractive feature fireplace creates an inviting focal point. To the rear sits a modern fitted kitchen, thoughtfully designed with ample worktop space and complemented by a useful small utility area, providing practical additional storage and functionality for everyday living.

Completing the ground floor is a spacious contemporary bathroom, finished to a high standard and offering a relaxing space to unwind. Upstairs, the property boasts two generously sized double bedrooms, both filled with natural light and offering comfortable, well-proportioned accommodation.

Externally, the home benefits from an attractive, low-maintenance rear yard — ideal for enjoying outdoor time without the upkeep of a large garden. For added peace of mind, a damp-proof course was installed in 2020.

Ideally located just a short stroll from Sefton Park, Aigburth Road and a wide range of local amenities, the property also enjoys excellent transport links into

Liverpool city centre and surrounding areas. This makes it an excellent choice for first-time buyers, small families or those seeking a well-connected home in L17.

Blending modern comfort with period charm, this is a home that is ready to move straight into and enjoy.

Additional Images



Yard



Lounge



Kitchen



Hallway



Bathroom



Bedroom



Yard

Floor Plans



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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.