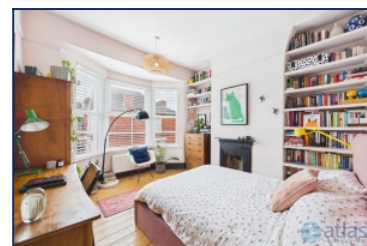


St Michaels Church Road, Aigburth, L17



For Sale - £290,000 Offers in Excess of

Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: D
- Well-Presented and Bright Entrance Hallway
- Characterful Front Living Room with Bay Window and Feature Fireplace
- Stunning Rear Living Room with Garden Views and Access
- Separate Fitted Kitchen with Belfast Sink, Integrated Microwave and White Goods Included
- Triple Glazed Argon-Filled Windows Across Rear Ground Floor
- Spacious First-Floor Landing
- Two Double Bedrooms, Including One Generously Sized Principal Bedroom
- Modern Family Bathroom
- Beautiful, Private Rear Courtyard Garden, Not Overlooked
- Professionally Boarded Loft Plus Bike and Garden Sheds Included

Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 77 square metres / 828 square feet
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Parking: On Street
- Outside Space: Back Yard
- Heating/Energy: Triple Glazing, Gas Central Heating, Double Glazing
- Appliances/White Goods: Cooker (Electric), Fridge/Freezer

Description

Atlas Estate Agents are delighted to bring to the market this beautifully presented terraced home, ideally situated on the ever-popular St Michaels Church Road in the heart of Aigburth, L17. Offering a wonderful blend of character, comfort and practicality, this charming property provides well-appointed accommodation across two floors, making it an excellent choice for first-time buyers, professionals or those looking to downsize.

A bright and welcoming entrance hallway sets the tone for the accommodation, leading to a characterful front living room where a beautiful bay window fills the space with natural light, complemented by a striking feature fireplace. To the rear, a stunning second reception room enjoys peaceful views over the garden and direct access outside, creating an ideal setting for relaxing or entertaining.

The separate fitted kitchen has been thoughtfully designed and features a traditional Belfast sink, integrated microwave and white goods, all of which are included in the sale. Triple-glazed, argon-filled windows across the rear of the ground floor enhance both comfort and energy efficiency.

Upstairs, a spacious first-floor landing leads to three well-proportioned bedrooms, including two generous doubles and an additional bedroom that offers

flexibility as a nursery, home office or guest room. The principal bedroom is particularly spacious, while the contemporary family bathroom is finished to a modern standard.

Outside, the property continues to impress with a beautifully maintained private rear courtyard garden that is not overlooked, providing a peaceful and secluded outdoor retreat. A professionally boarded loft offers excellent additional storage, while the sale also includes both a bike shed and a garden shed located in the rear alley, adding further practicality.

Combining attractive period features with modern enhancements and a sought-after Aigburth location, this is a superb home ready to be enjoyed from day one.

Additional Images



Rear Yard



Aerial Front Elevation



Hallway



Front Living Space



Rear Living/Dining Space



Rear Living/Dining Space



Rear Living/Dining Space



Kitchen



Kitchen



Landing



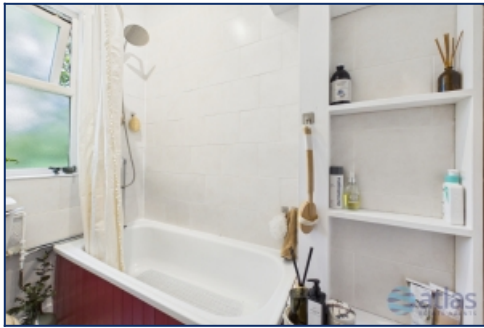
Bedroom Two



Bedroom Two



Bedroom Three



Bathroom



Access To Rear Yard



Rear Elevation & Rear Yard



Rear Yard



Front Living Space



Bedroom One

Floor Plans



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These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers/tenants and do not constitute an offer or part of a contract. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Prospective purchasers/tenants ought to seek their own professional advice.

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.