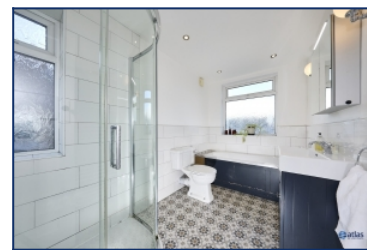


Ashlar Road, Aigburth, L17



For Sale - £400,000 Offers in Excess of

Key Features

- 3 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: D
- Extended Open-Plan Kitchen/Dining Room with a Bright, Contemporary Finish
- Patio Doors Opening Directly Onto the Garden
- Convenient Downstairs W.C.
- Fully Boarded Loft Featuring Fitted Storage and Skylights
- Modern Bathroom with a Bathtub and Separate Shower
- Master Bedroom Complete with Fitted Wardrobes
- Two Well-Proportioned Reception Rooms
- Two Double Bedrooms Plus a Flexible Third Bedroom
- Just a Five-Minute Walk from the Ever-Popular Sefton Park
- Excellent Transport Links, Including a Short Walk to Mossley Hill Train Station

Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 1,377 square feet / 128 square metres
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Parking: Driveway
- No. of Parking Spaces: 2
- Outside Space: Patio/Decking, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Oven (Electric), Hob (Ceramic), Washing Machine

Description

Brought to the market by Atlas Estate Agents, this inviting semi-detached home on Ashlar Road, Aigburth, L17 offers a wonderful blend of contemporary comfort and classic charm. Set across two well-planned floors, the property has been thoughtfully extended and beautifully presented, making it an ideal choice for modern family living.

At the heart of the home lies the stunning open-plan kitchen and dining room, finished in a bright, contemporary style. Flooded with natural light and featuring patio doors opening onto the beautifully secluded rear garden, it provides a superb space for everyday life and effortless entertaining. A convenient downstairs W.C. adds to the practicality of the ground floor, alongside two well-proportioned reception rooms offering versatile areas for relaxation or social gatherings.

Upstairs, you'll find three bedrooms, including a generous master complete with fitted wardrobes. The third bedroom is a comfortable single room—with space for a bed and furniture—but also lends itself perfectly to use as a home office or nursery, offering great flexibility. The modern family bathroom is beautifully appointed, boasting both a bathtub and a separate shower. A further highlight is the fully boarded loft, featuring fitted storage and skylights—ideal as an additional storage solution or hobby space.

An attractive original feature can be found on the landing, where the period window has been sympathetically preserved through encapsulation—adding character while ensuring long-term durability.

Positioned just a five-minute stroll from Sefton Park, the home enjoys one of Liverpool's most sought-after settings. With excellent transport links, including a short walk to Mossley Hill train station, this is a property that balances tranquillity with superb convenience.

A warm, stylish and well-located home, ready to be enjoyed from the moment you move in.

Additional Images



Bedroom 1



Garden



Hallway



Living Room



Kitchen



Kitchen



Kitchen/Dining Room



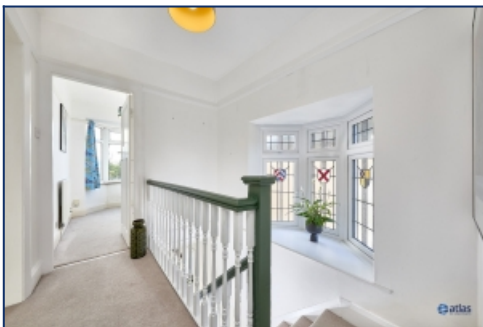
Kitchen



Kitchen/Dining Room



Downstairs W.c



Landing



Bedroom 1



Bedroom 2



Bedroom 3



Loft



Garden

Floor Plans



Tel: 0151 727 2469
Fax: 0151 727 4943

Atlas Estate Agents, 2 Allerton Road,
Mossley Hill, Liverpool, L18 1LN

Email: sales@atlasestateagents.co.uk
Website: www.atlasestateagents.co.uk

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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.