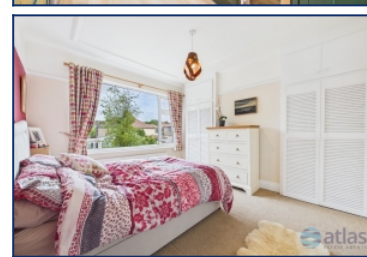
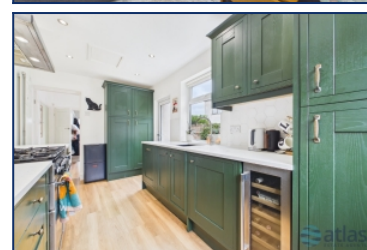


## Latrigg Road, Aigburth, L17



**For Sale - £450,000 Offers in Excess of**

### Key Features

- 3 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: D
- Cosy Front Reception Room with Bay Window and Fireplace
- Three Versatile Rooms Used as an Office/Utility, Dining Room and Lounge
- Modern Kitchen with Integrated Appliances and Wine Cooler
- Three Well-Proportioned Bedrooms, Two with Fitted Wardrobes
- Stylish Bathroom with Freestanding Bath and Rainfall Shower
- Driveway and Front Garden Providing Off-Road Parking
- Well-Presented Rear Garden with Patio Area. Outdoor Electricity Point Included and Car Charging Point.
- Convenient Ground Floor Wc
- Boarded Loft with Easy Access for Additional Storage
- Desirable L17 Location

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Parking: Driveway
- Outside Space: Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Range Cooker (Gas), Fridge/Freezer, Dishwasher, Wine Cooler

### Description

Brought to the market by Atlas Estate Agents, this attractive semi-detached home on Latrigg Road, Aigburth, L17, offers generous and versatile accommodation arranged over two floors, making it an excellent choice for modern family living.

Upon entering, the cosy front reception room immediately sets the tone, featuring a charming bay window and fireplace. Beyond this, three further reception spaces provide an abundance of flexibility, currently arranged as an office/utility, with in-built cupboards and plumbed-in washing machine), dining room and comfortable lounge, giving the home plenty of options for both everyday living and entertaining.

The modern fitted kitchen is well equipped with integrated appliances, including a wine cooler, while a convenient ground floor WC adds further practicality.

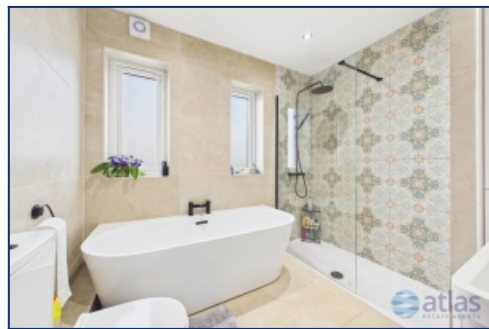
Upstairs, there are three well-proportioned bedrooms, with two benefiting from fitted wardrobes, alongside a stylish bathroom featuring a freestanding bath and rainfall shower.

Externally, the property continues to impress with a front garden and driveway providing off-road parking, while the well-presented rear garden offers a

patio area ideal for outdoor dining and relaxing. Additional storage is available via the boarded loft, which benefits from easy access. This property also benefits from outdoor electricity and private EV charging point.

Situated in the desirable L17 area of Aigburth, this well-presented home combines generous living space, versatile accommodation and a convenient location, offering a wonderful opportunity for those seeking a comfortable and adaptable family home.

## Additional Images



Bathroom



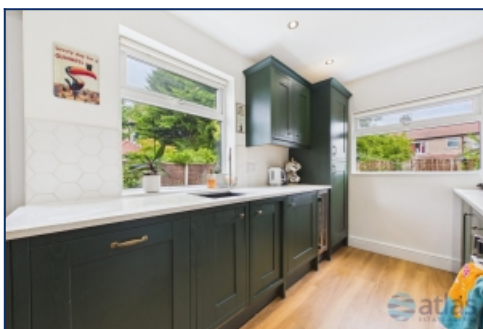
Hallway



Kitchen



Kitchen



Kitchen



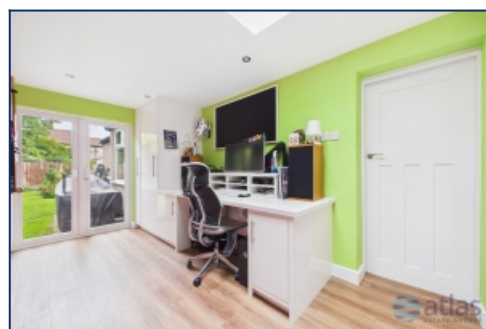
Front Reception Room



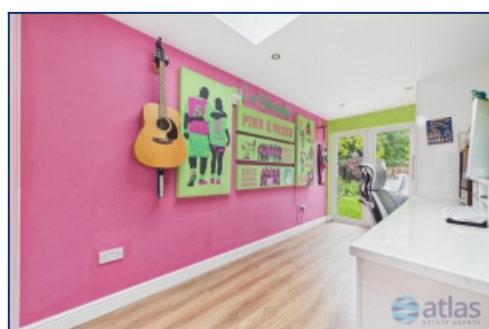
Dining Room



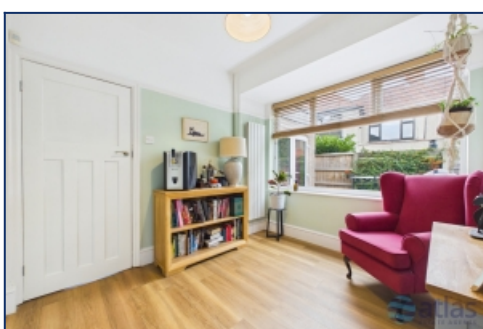
Dining Room



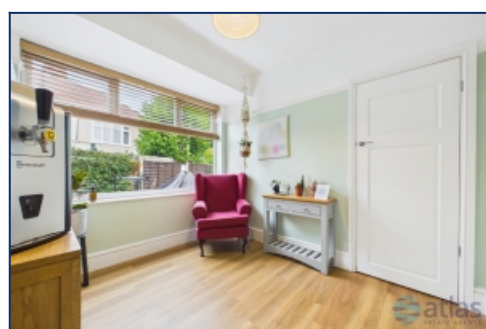
Office



Office



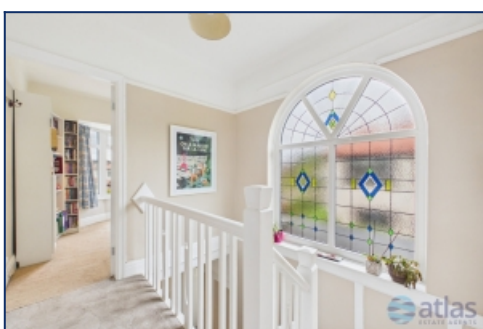
Lounge/Dining Room



Lounge/Dining Room



Ground Floor Wc



Landing



Bedroom One



Bedroom Two



Bedroom Two



Bedroom Three



Bathroom



Garden



Garden



Garden



Aerial View Of Garden



Aerial View Of Plot

## 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.