

## Aigburth Hall Avenue, Aigburth, L19



**For Sale - £400,000 Offers in Excess of**

### Key Features

- 3 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: D
- A Distinctive Home with Charming 1930s Character Features, Offering Delightful Views of One of Liverpool's Oldest Cottages.
- Spacious Front Lounge with a Large Bay Window and Gas Fire, Complemented by a Cosy Second Sitting Room with a Log Burner.
- Well-Appointed Kitchen Featuring a Premium Freestanding Smeg Range Cooker, Integrated Bosch and Aeg Appliances, and Built-In Waste Management.
- Showcases Beautiful Stained-Glass Windows and Original Feature Fireplaces, Alongside Modern Composite Doors and Efficient Heating.
- Comprising Two Generous Double Bedrooms with Alcove Storage and a Comfortable Third Single Bedroom.
- Practical Downstairs Cloakroom/Wc and a Dedicated Porch with Meter Storage for Added Convenience.
- Mature Rear Garden with a Stunning Blossom Tree, an Array of Shrubs, and a Patio Area Ideal for Outdoor Dining and Entertaining.
- Conveniently Located Just a Stone's Throw from Liverpool Golf Club and Close to Calderstones Park and Allerton Golf Club.
- Situated Within the Catchment for Highly Regarded Infant, Junior, and Senior Schools, with Excellent Bus and Rail Connections.
- Includes a Dedicated Driveway Providing Parking for Two Vehicles.

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 96 square metres / 1,030 square feet
- Council Tax Band: D
- Local Authority: Liverpool City Council
- Parking: Driveway
- No. of Parking Spaces: 2
- Outside Space: Back Garden
- Heating/Energy: Gas Central Heating
- Appliances/White Goods: Electric Oven (Double), Gas Hob, Microwave, Washing Machine, Dishwasher, Waste Disposal Unit

### Description

Brought to the market by Atlas Estate Agents, this charming semi-detached house on Aigburth Hall Avenue, L19, beautifully combines 1930s character with contemporary comforts.

Arranged over two floors, the accommodation offers a spacious front lounge, graced with a large bay window and a welcoming gas fire, alongside a cosy

second sitting room complete with a log burner—perfect for relaxed evenings or entertaining guests. The home's original character is celebrated throughout, with feature fireplaces and stunning stained-glass windows complementing modern touches such as composite doors and efficient heating.

The well-appointed kitchen is a true highlight, fitted with a premium freestanding Smeg range cooker, integrated Bosch and AEG appliances, and clever built-in waste management, offering both style and practicality. A downstairs cloakroom/WC and a dedicated porch with meter storage add further convenience.

Upstairs, the property boasts two generous double bedrooms, each with alcove storage, alongside a comfortable third single bedroom, all served by a family bathroom.

Outside, the mature rear garden is a private sanctuary, featuring a spectacular blossom tree, an array of shrubs, and a patio area perfect for alfresco dining and entertaining. A dedicated driveway provides parking for two vehicles.

Positioned just a stone's throw from Liverpool Golf Club, and within easy reach of Calderstones Park and Allerton Golf Club, the location also benefits from excellent bus and rail connections. Families will appreciate the property's placement within the catchment for highly regarded infant, junior, and senior schools.

This distinctive home offers a rare combination of period charm, modern convenience, and a delightful setting with views of one of Liverpool's oldest cottages—truly a property not to be missed.

## Additional Images



Reception Room 1



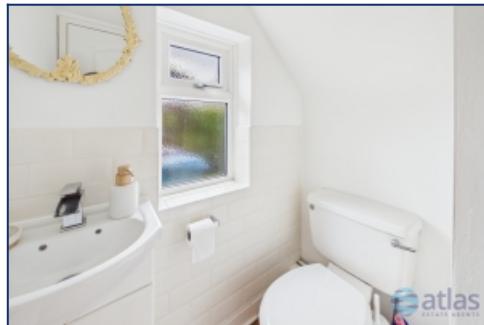
Reception Room 1



Reception Room 2



Reception Room 2



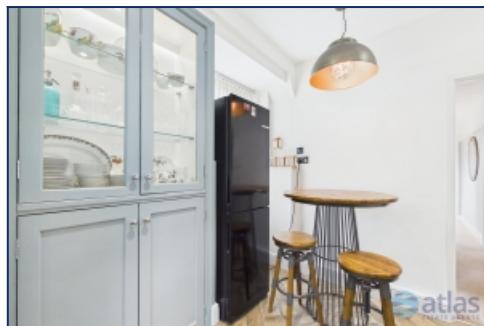
Downstairs Wc



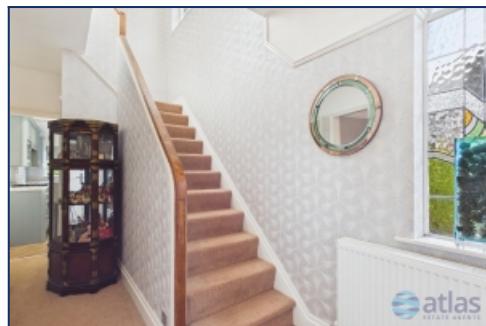
Kitchen



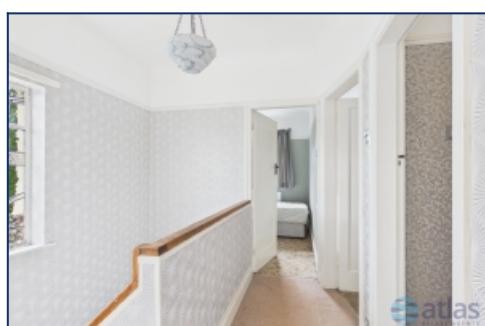
Kitchen



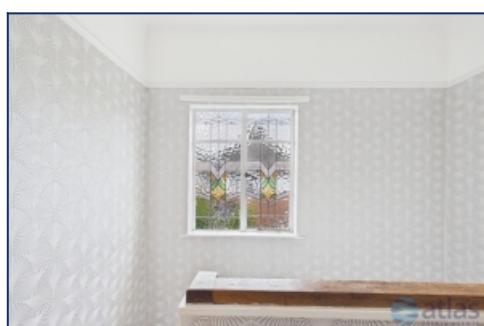
Kitchen



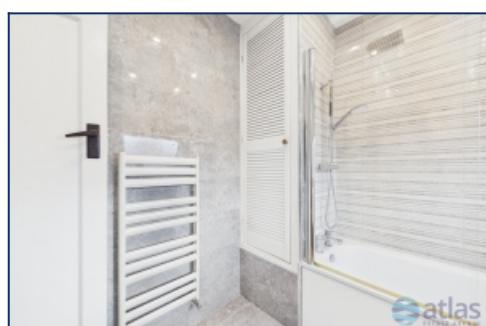
Hallway



Landing



Landing



Bathroom



Bedroom 1



Bedroom 1



Bedroom 1



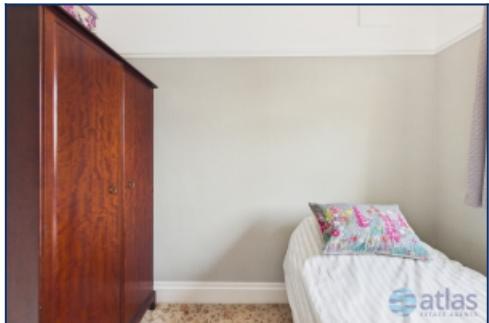
Bedroom 2



Bedroom 2



Bedroom 3



Bedroom 3



Rear Of Property



Garden



Garden

## Floor Plans



**atlas**  
ESTATE AGENTS

Approximate total area<sup>(1)</sup>  
95.7 m<sup>2</sup>  
1032 ft<sup>2</sup>

Reduced headroom  
0.1 m<sup>2</sup>  
1 ft<sup>2</sup>

(1) Excluding balconies and services

Reduced headroom  
Below 1.5 m/5 ft

Calculations reference the RICS PMSI  
PC Standard. Measurements are  
approximate and taken from the floor  
plan. This floor plan is intended for illustration  
only.

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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.