

## Lisburn Road, Aigburth, L17



For Sale - £300,000 Offers in Excess of

### Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: C
- Modern Fitted Kitchen with Sleek Cabinetry and Integrated Appliances
- Bright Reception Room Featuring a Bay Window and Victorian-Style Cast Iron Fireplace
- Spacious Dining Room, Also Ideal as an Additional Reception Room
- Fitted Carpets to the Staircase, Landing and All Three Bedrooms
- Contemporary Bathroom with Full-Sized Bath and Overhead Shower
- Beautifully Presented and Well Maintained Throughout
- Recently Refurbished Rear Garden with Indian Sandstone Paving and Rendered Walls
- On-Street Parking Available
- Just a Five-Minute Drive to Otterspool Park
- Excellent Transport Links Nearby

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 89 square metres / 957 square feet
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Parking: On Street
- No. of Parking Spaces: 1
- Outside Space: Back Yard
- Heating/Energy: Gas Central Heating
- Appliances/White Goods: Electric Oven, Gas Hob

### Description

Brought to the market by Atlas Estate Agents, this beautifully presented terraced home on the ever-popular Lisburn Road offers an elegant blend of period charm and contemporary comfort in the heart of Aigburth, L17.

Arranged gracefully over two floors, the accommodation unfolds with a wonderful sense of light and proportion. The front reception room is a particularly inviting space, where a bright bay window draws in the daylight, illuminating a striking Victorian-style cast iron fireplace that forms a handsome focal point. It is a room made for quiet evenings with a book or convivial gatherings with friends. Beyond, a spacious dining room provides superb versatility — equally suited to formal dinners, relaxed family meals, or as an additional reception room tailored to modern living.

At the rear, the modern fitted kitchen has been thoughtfully designed with sleek cabinetry and integrated appliances, creating a streamlined finish that is both practical and stylish. It is a space that will undoubtedly become the heart of the home.

Upstairs, three well-proportioned bedrooms offer comfortable and tranquil retreats, each benefitting from fitted carpets that continue across the staircase

and landing, lending a cohesive and cosy feel throughout the upper floor. The contemporary bathroom is finished to a high standard, complete with a full-sized bath and overhead shower — ideal for both indulgent soaks and brisk morning routines.

Externally, the recently refurbished rear garden has been landscaped for low-maintenance enjoyment, featuring elegant Indian sandstone paving and neatly rendered walls. It provides a delightful setting for al fresco dining or summer entertaining. On-street parking is readily available.

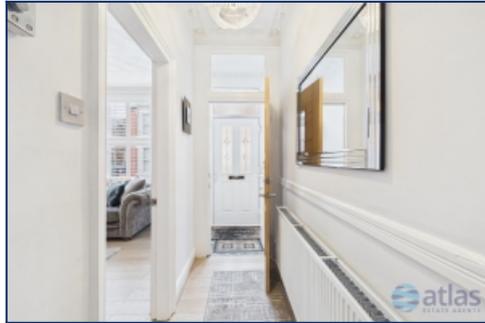
Perfectly positioned, the property is just a five-minute drive from the green open spaces of Otterspool Park and benefits from excellent transport links nearby, ensuring swift access to the city and beyond.

Beautifully maintained and ready to move into, this charming home presents a superb opportunity to acquire a stylish residence in one of South Liverpool's most desirable neighbourhoods.

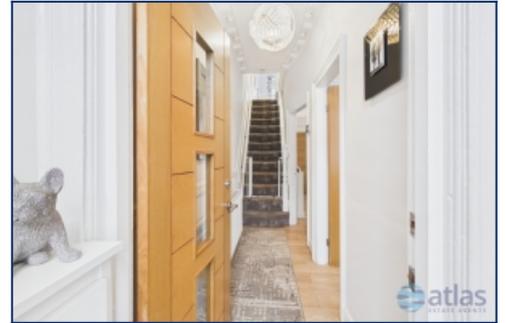
## Additional Images



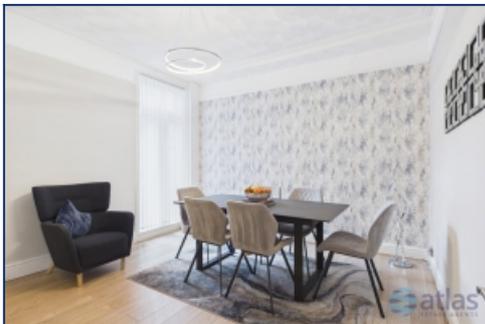
Bedroom 1



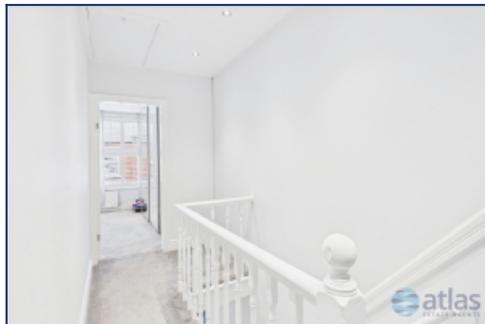
Hallway



Hallway



Dining Room



Landing



Bedroom



Bedroom



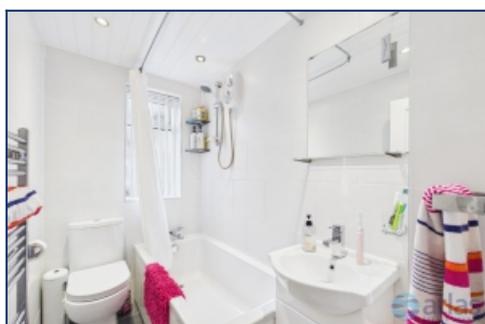
Bedroom 1



Bedroom 2



Bedroom 2



Bathroom



Driveway



## Floor Plans



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