

## Lugard Road, Aigburth, L17



**For Sale - £240,000 Offers Over**

### Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: D64
- No Onward Chain, Ensuring a Smooth and Speedy Purchase
- Two Generously Sized Reception Rooms, Ideal for Family Living or Entertaining
- Substantial Solid Brick Outhouses Offering Excellent Conversion Potential
- Attractive Feature Fireplace Providing a Focal Point in the Lounge
- Handy Pantry Located Just Off the Dining Room
- Spacious and Low-maintenance Rear Yard, Perfect for Outdoor Relaxation
- Double Glazing Installed Throughout for Comfort and Energy Efficiency
- Built-in Wardrobes in Bedrooms Providing Ample Storage Space
- Situated in the Highly Sought-after L17 Postcode, Just a 5-minute Walk from Aigburth Vale's Vibrant Shops and Bars
- Only an 8-minute Stroll to the Scenic and Popular Sefton Park

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 90 square metres / 964 square feet
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Parking: On Street
- Heating/Energy: Gas Central Heating, Double Glazing

### Description

Brought to the market by Atlas Estate Agents, this well-presented terraced home on Lugard Road, Aigburth, L17 offers a fantastic opportunity for buyers seeking comfort, convenience, and character — with no onward chain to delay the process.

Set across two well-proportioned floors, the property boasts two generously sized reception rooms, perfect for modern family living or entertaining guests. The feature fireplace adds a warm focal point to the lounge, while the dining room leads into a handy pantry, ideal for extra storage or a touch of vintage charm.

The kitchen is functional and bright, with easy access to the spacious, low-maintenance rear yard — a delightful spot for unwinding or al fresco dining. Beyond the yard lie substantial solid brick outhouses, offering excellent potential for conversion — perhaps a studio, home office or garden room.

Upstairs, you'll find three bedrooms, each benefiting from built-in wardrobes that provide ample storage. A well-appointed bathroom completes the accommodation.

With double glazing throughout for added comfort and energy efficiency, this home is ideally positioned just a 5-minute walk from the vibrant shops and bars of Aigburth Vale, and only an 8-minute stroll from the scenic surroundings of Sefton Park.

Additional Images



Bedroom 1



Bathroom



Entrance Hallway



Kitchen



Landing



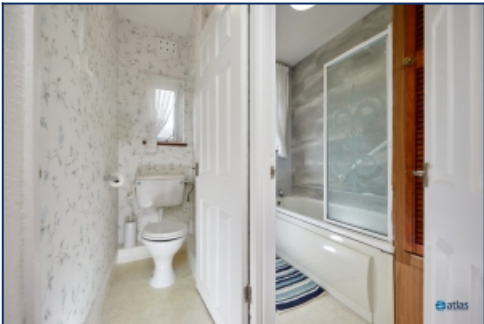
Bedroom 1



Bedroom 2



Bedroom 3



W.c./Bathroom



Rear Yard



Rear Yard

Floor Plans

