

## Allington Street, Aigburth, L17



For Sale - £295,000 Offers in Excess of

### Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: D
- Beautifully Presented Family Home in a Highly Sought-After L17 Location
- Charming Log Burner Feature in the Front Reception Room
- Spacious Open-Plan Dining and Kitchen Area
- Stylish, Modern Fitted Kitchen
- Two Generous Double Bedrooms Plus a Versatile Third Bedroom
- Contemporary and Well-Appointed Bathroom
- Large, Low-Maintenance Decked Yard
- Excellent Location Within Walking Distance of Aigburth Road, Lark Lane and Sefton Park
- Convenient Walking Distance to St Michaels Train Station

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 802 square feet / 75 square metres
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Parking: On Street
- Outside Space: Back Yard
- Heating/Energy: Gas Central Heating, Double Glazing

### Description

Brought to the market by Atlas Estate Agents, this beautifully presented terraced home on Allington Street, Aigburth, L17, offers a perfect balance of charm and modern style in one of South Liverpool's most desirable locations.

Arranged over two floors, the accommodation has been thoughtfully designed for family living. The inviting front reception room features a charming log burner, creating a warm and cosy focal point, while the rear of the property opens into a spacious dining and kitchen area. The kitchen itself is sleek and modern, fitted with stylish units and ample workspace, making it ideal for both everyday meals and entertaining.

Upstairs, you will find two generous double bedrooms alongside a versatile third room, perfect as a nursery, home office or guest bedroom. The contemporary bathroom is well-appointed, offering a fresh and relaxing space.

To the rear, a large, decked yard provides a private and low-maintenance outdoor retreat, perfect for al fresco dining or enjoying a quiet evening.

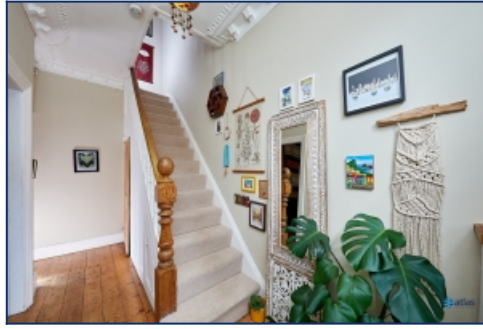
Situated within walking distance of Aigburth Road, Lark Lane and Sefton Park, as well as St Michaels train station, the location could not be more convenient, offering excellent access to local amenities, green spaces and transport links.

This is a wonderful opportunity to secure a stylish and welcoming family home in a highly sought-after L17 neighbourhood.

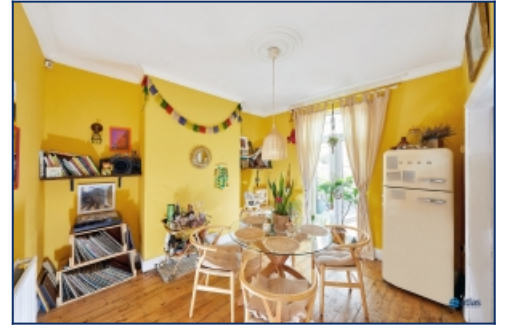
## Additional Images



Lounge



Hallway



Dining Room



Dining Room



Dining Room



Kitchen



Kitchen



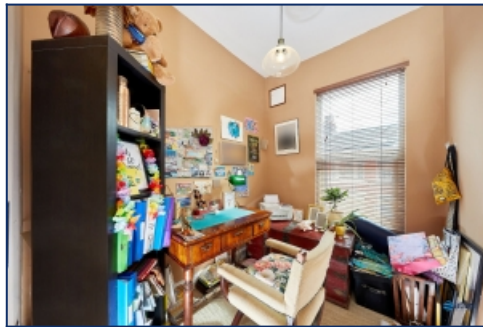
Kitchen



Landing



Bedroom



Bedroom

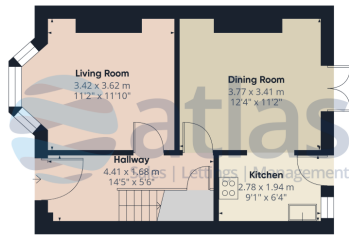


Yard

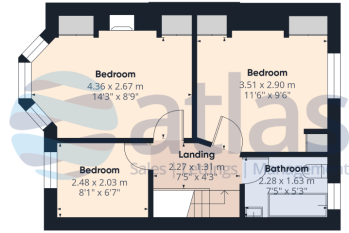


Yard

## Floor Plans



Ground Floor



First Floor

Approximate total area<sup>1</sup>  
74.7 m<sup>2</sup>  
802 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS NPS  
3C standard measurements and  
agreement and take to rule. This  
floor plan is intended for illustration  
only.

GRM/FES/30

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