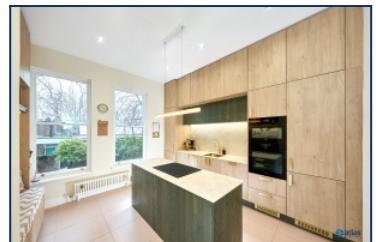


Hargreaves Road, Aigburth, L17



For Sale - £280,000 Offers in Excess of

Key Features

- 2 Bedroom 1 Bathroom Duplex Apartment
- EPC Rating: D
- Spacious Duplex Apartment
- Elegant Sash Windows Throughout
- Stylish Modern Kitchen with High-Quality Porcelain Worktops
- Beautifully Appointed Family Bathroom
- Plantation Shutters Fitted to the Master Bedroom Window
- Useful Basement Storage Space
- Two Generous Double Bedrooms
- Private Garden Offering Outdoor Space
- Ideally Located Just Off Lark Lane and Within Walking Distance of Aigburth Road
- Excellent Transport Links Providing Easy Access to the City Centre

Further Details

- Tenure: Leasehold
- Floor: Ground
- No. of Floors: 2
- Floor Space: 95 square metres / 1,023 square feet
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Service Charge: £120 per calendar month
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven (Double), Electric Hob (Ceramic)

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 16/11/2001 (approx)
- Original Lease Term: 125 year(s)
- Lease Expiry Date: 15/11/2126 (approx)
- Lease Term Remaining: 100 year(s) (approx)
- Service Charge: £120 per calendar month
- Ground Rent: Peppercorn

Description

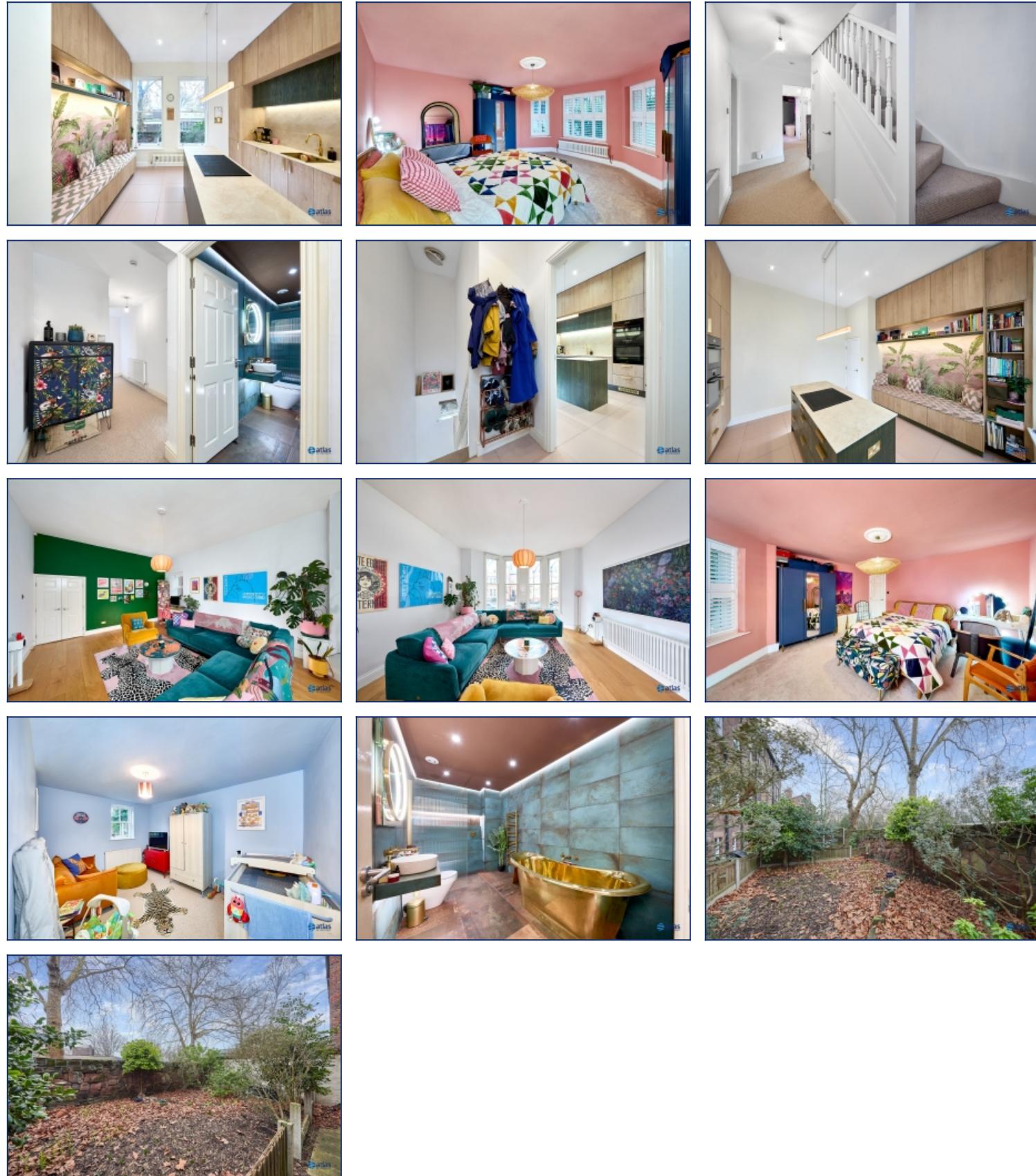
Brought to the market by Atlas Estate Agents, this spacious duplex apartment offers a rare blend of period elegance and contemporary comfort, set on the ground floor of a handsome property on the ever-popular Hargreaves Road in Aigburth, L17.

Arranged over two thoughtfully designed floors, the accommodation immediately impresses with its sense of space and light, enhanced by elegant sash windows throughout. The reception room provides a welcoming heart to the home, perfect for both relaxing evenings and entertaining, while the stylish modern kitchen is finished with high-quality porcelain worktops, combining practicality with understated sophistication.

The apartment boasts two generous double bedrooms, including a serene master bedroom featuring fitted plantation shutters, adding both character and privacy. A beautifully appointed family bathroom serves the home, complemented by useful basement storage space for added convenience.

Outside, a private garden offers a peaceful retreat and valuable outdoor space—ideal for morning coffee or summer evenings. Perfectly positioned just off vibrant Lark Lane and within walking distance of Aigburth Road, the property enjoys an enviable location with excellent transport links, providing easy access to the city centre while remaining close to green spaces, cafés, and independent shops.

Additional Images



Floor Plans



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Ground Floor

Approximate total area⁽¹⁾
94.7 m²
1019 ft²



First Floor

(1) Excluding balconies and terraces
Calculations are based on the BS10425MS
standard measurement system.
This floor plan is not to scale.
This plan is intended for illustrative
only.

GIANTTE 360

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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.