

## Bundoran Road, Aigburth, L17



## For Sale - £270,000 Offers Over

### Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: D
- No Onward Chain for a Hassle-Free Purchase
- Fantastic Potential for Personalisation
- Two Generously Sized Reception Rooms
- Contemporary Kitchen with Integrated Appliances
- Two Well-Proportioned Double Bedrooms
- Versatile Third Bedroom, Ideal as a Home Office or Child's Room
- Stylish Modern Bathroom with Shower
- Expansive Yard with a Handy Attached Shed
- Short Walk to Aigburth Road, Lark Lane & Sefton Park
- Superb Transport Links for Easy Commuting

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 925 square feet / 86 square metres
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Parking: On Street
- Outside Space: Back Yard
- Heating/Energy: Gas Central Heating
- Appliances/White Goods: Oven (Electric), Hob (Gas), Oven (Gas), Fridge/Freezer

### Description

Brought to market by Atlas Estate Agents, this charming terraced house on Bundoran Road in the sought-after Aigburth area offers a fantastic opportunity for those looking to create their dream home. Available for sale with no onward chain, this property presents a hassle-free purchase, allowing you to move in with ease and start making it your own.

Arranged over two floors, the accommodation is both spacious and practical, featuring two generously sized reception rooms, perfect for relaxing or entertaining. The contemporary kitchen is fitted with integrated appliances and offers a sleek, modern space for culinary creativity.

Upstairs, you'll find two well-proportioned double bedrooms, each offering a peaceful retreat, as well as a versatile third bedroom that could serve as a home office, nursery, or children's room. The stylish bathroom has been designed with a modern aesthetic, complete with a shower for added convenience.

Externally, the expansive yard provides ample outdoor space for gardening or simply enjoying the fresh air, with the added bonus of an attached shed for extra storage.

Located just a short walk from Aigburth Road, Lark Lane, and Sefton Park, this home is ideally situated for those who enjoy a vibrant local community, with excellent transport links ensuring easy commuting to the wider city.

With fantastic potential for personalisation, this property is waiting for you to put your stamp on it and create the perfect home.

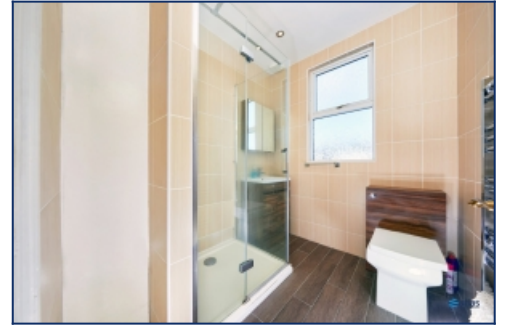
## Additional Images



Landing



Yard



Bathroom



Bedroom One



Reception Room



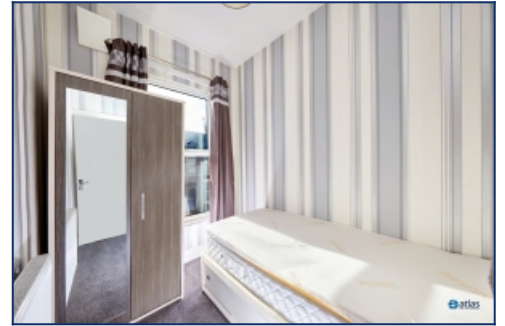
Kitchen



Kitchen



Bedroom Two

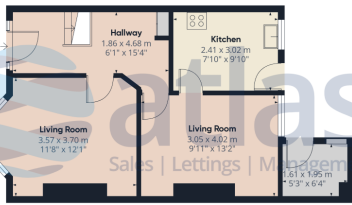


Bedroom Three

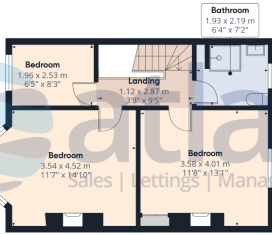


Yard

## Floor Plans



Ground Floor



Floor 1

Approximate total area\*

85.98 m<sup>2</sup>  
925.47 sq ft

(\* Excluding balconies and terraces)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations were based on the NPS, NPSA or standard. Please note that calculations were adjusted by the local party and therefore may not comply with the NPS, NPSA.

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