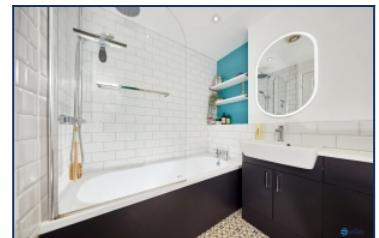


Marlcroft Drive, Aigburth, L17



For Sale - £375,000 Offers Over

Key Features

- 4 Bedroom 2 Bathroom Town House
- EPC Rating: C
- Sought After Location in L17 Aigburth
- Canopy Porch with Storage
- 2 Off-Road Parking Spaces
- Convenient Ground Floor Cloakroom/W.c
- 3/4 Bedrooms with En-Suite to Master
- Modern and Well Appointed Family Bathroom with Shower
- Boarded Loft with Integrated Pull-Down Ladder
- Spacious and Light Filled Conservatory
- Close to Local Green Spaces and Short Walk to Aigburth Railway Station
- Attractively Landscaped and Well-Kept Garden

Further Details

- Tenure: Freehold
- No. of Floors: 3
- Floor Space: 1,180 square feet / 110 square metres
- Council Tax Band: E
- Local Authority: Liverpool City Council
- Parking: Allocated
- Outside Space: Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing

Description

Brought to the market by Atlas Estate Agents, this superb four-bedroom townhouse on Marlcroft Drive offers spacious, modern living in one of Aigburth's most sought-after pockets. The sellers are currently in the process of purchasing the freehold title, adding further appeal and long-term value to this fantastic home.

Set across three thoughtfully arranged floors, the home welcomes you with a stylish and contemporary kitchen, ideal for both everyday cooking and entertaining. The bright and airy reception room flows seamlessly into a spacious, light-filled conservatory - the perfect spot for relaxing with a morning coffee or enjoying family time, all while overlooking the attractively landscaped and well-kept rear garden.

A convenient ground floor cloakroom/W.C. adds to the practicality of this home, while a fully boarded loft room with integrated pull-down ladder provides excellent additional storage or potential for further use, subject to any necessary consents.

Upstairs, the property boasts three generous double bedrooms and a flexible fourth bedroom, ideal as a nursery, home office or guest room. The third floor enjoys the added benefit of an en-suite shower room, while the main family bathroom is sleek, modern and well-appointed, catering comfortably to the needs of a growing household.

Situated next to a peaceful park, the home enjoys a leafy outlook and an added sense of tranquillity, while also benefiting from allocated parking and a location that truly delivers. With excellent local amenities close by, Otterspool Promenade just a short stroll away, and Aigburth railway station within convenient walking distance, this is a location that perfectly balances nature, connectivity, and community.

The vendors have initiated the process of securing the freehold title, ensuring future security and added value for the new owners, making this beautifully presented townhouse an even more desirable purchase.

Offering the ideal blend of space, style and setting - early viewing is highly recommended.

Additional Images



Garden



Hallway



Lounge



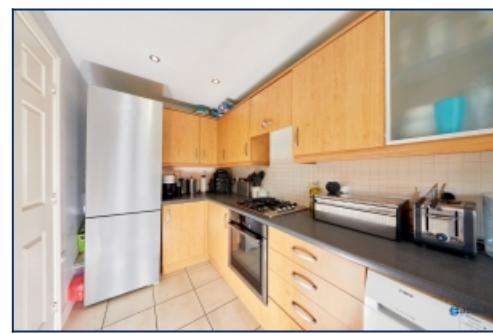
Lounge



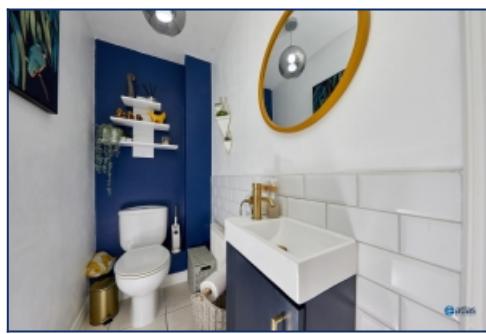
Conservatory



Kitchen



Kitchen



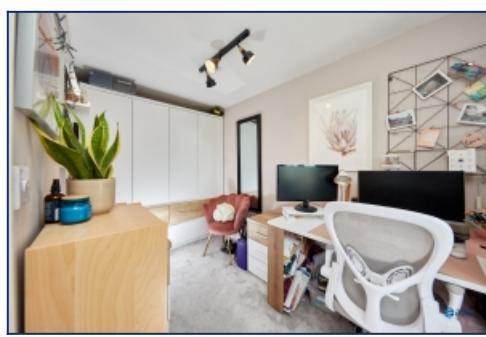
W.c.



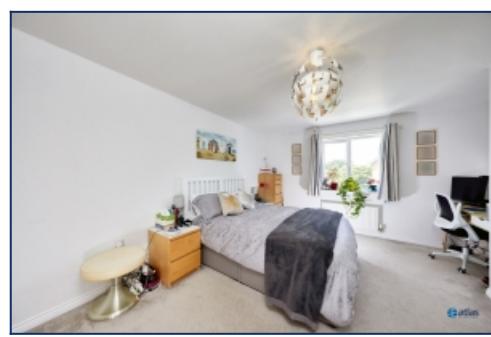
Landing



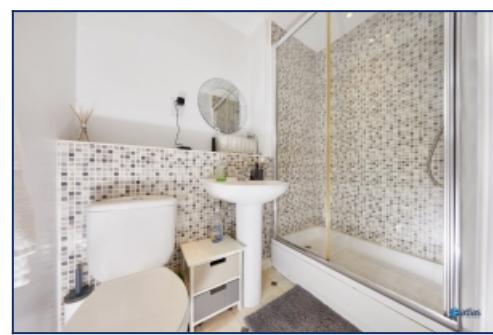
Bedroom



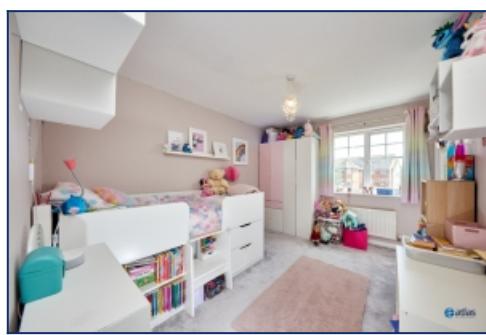
Bedroom



Bedroom



En-suite



Bedroom



Garden



Park



Park

Floor Plans



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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.