

## Borromeo Close, Aigburth, L17



**For Sale - £315,000 Offers in Excess of**

### Key Features

- 2 Bedroom 2 Bathroom Terraced House
- EPC Rating: B
- Beautifully Presented Home in a Highly Sought-After L17 Location
- Bright and Welcoming Lounge with Patio Doors Opening Onto the Rear Garden
- Convenient Downstairs W.C.
- Contemporary Fitted Kitchen with Integrated Appliances
- Generous Under-Stairs and Upstairs Storage Area
- Two Well-Proportioned Double Bedrooms
- Stylish Modern Bathroom
- Attractive South-Facing Garden, Not Overlooked and Featuring a Spacious Patio Area
- Private Driveway Providing Off-Road Parking for Two Cars
- Superb Local Amenities Within Walking Distance of Aigburth Road, Lark Lane and Sefton Park

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 749 square feet / 70 square metres
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Parking: Driveway
- No. of Parking Spaces: 2
- Outside Space: Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven (Double), Gas Hob, Fridge/Freezer, Washing Machine, Dishwasher

### Description

Tucked away on the peaceful Borromeo Close in the heart of Aigburth, L17, this beautifully presented terraced home is proudly brought to the market by Atlas Estate Agents. Thoughtfully arranged over two floors, the property offers a wonderful blend of comfort, style and practicality, making it an ideal choice for anyone seeking modern living in one of Liverpool's most desirable neighbourhoods.

A bright and welcoming reception room greets you upon entry, its generous proportions enhanced by patio doors that fill the space with natural light and open directly onto the attractive rear garden. Here, a private south-facing outlook awaits—completely unoverlooked and featuring a spacious patio area perfect for relaxing or entertaining.

The contemporary fitted kitchen is designed for both cooking and convenience, boasting integrated appliances and sleek finishes, while a handy downstairs W.C. and generous under-stairs and upstairs storage area ensure day-to-day living is effortless.

Upstairs, two well-proportioned double bedrooms offer comfortable retreats, each beautifully presented and versatile to suit your needs. A stylish modern

bathroom completes the upper floor, echoing the home's overall sense of quality and care.

Outside, a private driveway provides off-road parking for two cars—an enviable feature in such a sought-after location. With Aigburth Road, Lark Lane and the iconic Sefton Park all within easy walking distance, you'll enjoy superb local amenities, vibrant eateries and green open spaces right on your doorstep.

A charming home in a cherished L17 setting—ready to move into and enjoy from day one.

## Additional Images



Garden



Hallway



W.c



Kitchen



Kitchen



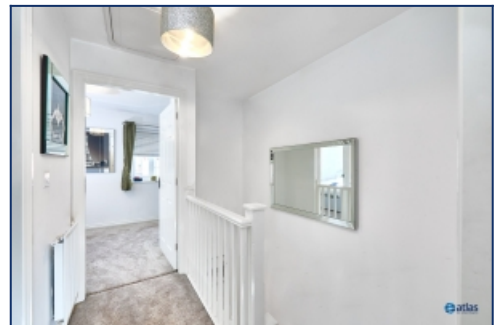
Lounge



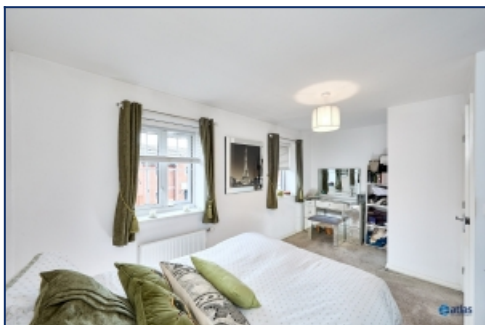
Lounge



Lounge



Landing



Bedroom



Bedroom



Garden

## Floor Plans



