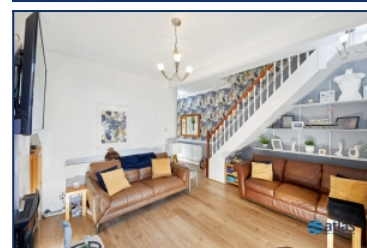
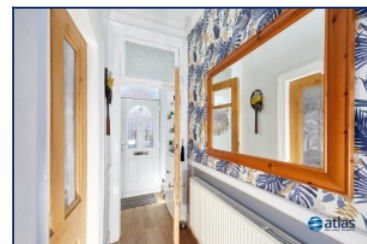


## Lucan Road, Aigburth, L17



**For Sale - £270,000 Offers in Excess of**

### Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: D
- Full of Character - Original Features Retained
- No Chain - Available Immediately
- Beautiful, Well-Presented Family Home in Highly Sought After L17 Aigburth Road
- Modern Fitted Kitchen With Integrated Oven/Hob
- Well Maintained Back Yard With Gated Access
- Free on Street Car Parking
- Excellent Location - 3 Minutes to Aigburth Road
- Close to Great Transport Links - 3 Minute Drive to Mossley Hill Station
- Close to Excellent Schools & Amenities
- Viewing Highly Recommended - Ideal Family Home

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 99 square metres / 1,071 square feet
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Parking: On Street
- Outside Space: Back Yard
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Electric Hob (Ceramic)

### Description

Welcome to this stunning terraced house in Aigburth, L17, brought to you by Atlas Estate Agents – a true gem in the heart of the highly sought after Aigburth Road neighbourhood. If you're in the market for a beautiful family home filled with character and modern comforts, look no further.

As you step through the door, you'll immediately notice the charm and character of this residence, with its original features lovingly retained. The accommodation is thoughtfully arranged over two floors, providing a spacious and welcoming atmosphere for your family.

The heart of this home is the well-presented, modern fitted kitchen featuring integrated oven and hob. Whether you're a culinary enthusiast or just appreciate a well-designed space, this kitchen will be your haven. It's the perfect place to gather and prepare delicious meals for your loved ones.

The property boasts three reception rooms, offering you the flexibility to create spaces tailored to your family's needs – be it a cosy reading nook, a play area, or an elegant dining room for entertaining guests.

Upstairs, you'll find three bedrooms, providing ample space for your family to rest and relax. The bathroom is tastefully designed, adding to the overall



appeal of this lovely home.

Step outside to the well-maintained back yard, complete with gated access. It's a serene spot for outdoor gatherings, barbecues, or simply unwinding with a book. And with free on-street car parking, convenience is never an issue.

Location is everything, and this property truly excels in this regard. Just a 3-minute walk to Aigburth Road, you'll have access to a variety of amenities, including excellent schools and great transport links. Mossley Hill Station is a mere 3-minute drive away, connecting you to the wider area.

This family home not only offers comfort and style but also the convenience of no onward chain – it's available immediately. The absence of a chain ensures a smooth and hassle-free transition for you and your family.

In summary, this beautiful, character-filled property is a rare find in the Aigburth area. Its blend of original features and modern amenities makes it an ideal family home. Viewing is highly recommended, so don't miss your chance to make this house your own and live in one of Liverpool's most desirable neighbourhoods. Contact Atlas Estate Agents today to schedule a viewing and experience the charm of Lucan Road for yourself.

## Additional Images



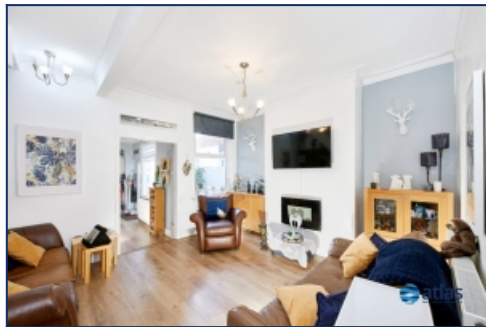
Bedroom 1



Yard



Front Living Room



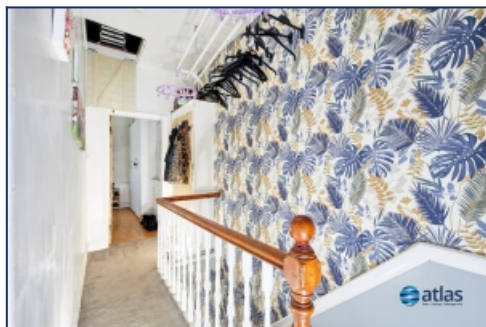
Rear Living Room



Dining/Kitchen



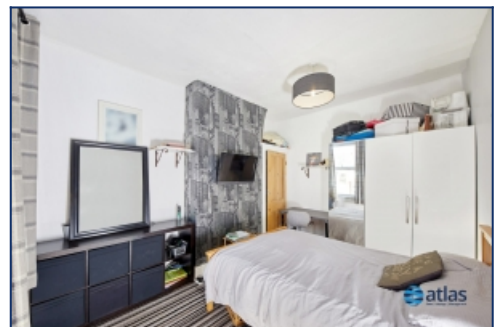
Kitchen



Landing



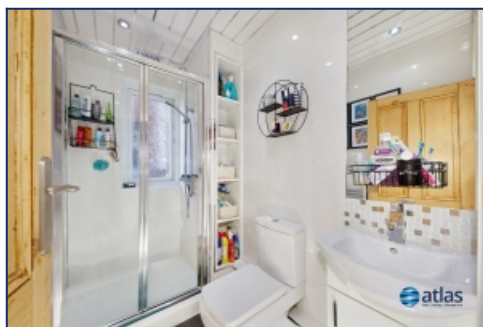
Bedroom 1



Bedroom 2



Bedroom 3



Bathroom



Yard

## Floor Plans

