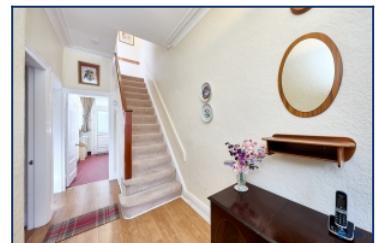


## Dulverton Road, Aigburth, L17



For Sale - £350,000 Offers in the Region of

### Key Features

- 3 Bedroom 1 Bathroom End of Terrace House
- EPC Rating: D
- Offered with No Onward Chain
- Excellent Potential for Modernisation and Personalisation
- Two Bright and Generously Proportioned Reception Rooms
- Lean-To Off the Kitchen Providing Useful Utility Space
- Convenient Ground Floor W.C.
- Three Well-Proportioned Bedrooms
- Fully Tiled Bathroom Featuring a Quadrant Shower Enclosure
- Retained Original Character Features Including Victorian Coving
- Rear Reception Room Opening Onto the Yard Via French Doors
- Spacious Rear Yard with Planter Area

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 93 square metres / 998 square feet
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Parking: On Street
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Gas Cooker

### Description

Brought to the market by Atlas Estate Agents, this end of terrace house on Dulverton Road, Aigburth, L17 is offered for sale with no onward chain and presents an exciting opportunity for buyers seeking a home they can truly make their own.

Arranged over two floors, the accommodation is both generous and flexible. On the ground floor, two bright and well-proportioned reception rooms provide welcoming living and dining spaces, with the rear reception room opening directly onto the yard through French doors. Original character features, including Victorian coving, add period charm and a sense of heritage. The kitchen is complemented by a lean-to utility area, offering practical additional space, while a convenient ground floor W.C. completes the layout.

Upstairs, the property offers three well-proportioned bedrooms alongside a fully tiled bathroom featuring a quadrant shower enclosure. To the rear, a spacious yard with a planter area provides an appealing outdoor space with scope for enhancement.

With excellent potential for modernisation and personalisation, this home is ideal for buyers looking to combine character, space and location in one of South Liverpool's most popular residential areas.

## Additional Images



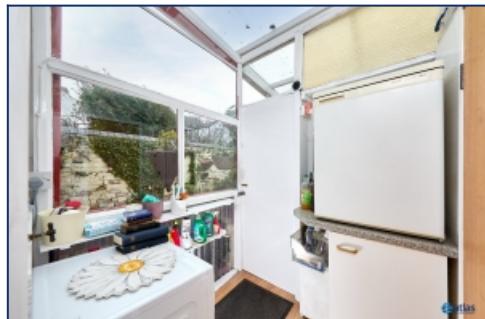
Bedroom 1



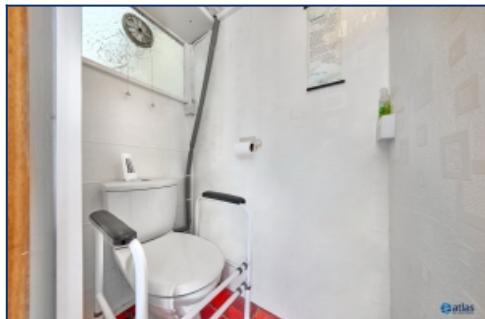
Bedroom 2



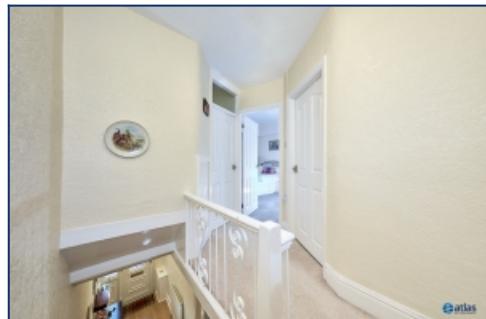
Kitchen



Lean-to



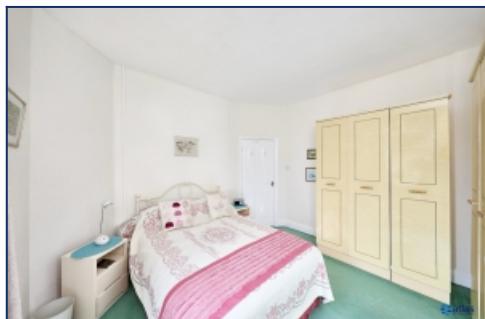
W.c.



Landing



Bathroom



Bedroom 2



Bedroom 1



Bedroom 3



Rear Yard



Rear Yard

## Floor Plans



**atlas**  
ESTATE AGENTS

Approximate total area<sup>(1)</sup>  
167 m<sup>2</sup>  
900 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS (PMS) standard room calculator. These figures are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

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