

## Oxton Close, Aigburth, L17



## For Sale - £280,000 Offers Over

### Key Features

- 3 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: C
- No Onward Chain, Ensuring a Smooth Purchase Process
- Freehold Can Be Purchased from Liverpool City Centre for £1750.00
- Separate Dining Room Adjacent to the Lounge, Offering Sliding Doors Leading to the Garden
- Extended Kitchen with Ample Storage and Practical Layout
- Two Generously Sized Double Bedrooms, Each with Fitted Wardrobes
- Versatile Third Bedroom, Ideal for Use as a Home Office or Child's Room
- Contemporary Wet Room with Modern Fixtures
- Well-maintained Garden with a Spacious Patio Area, Perfect for Outdoor Relaxation
- Driveway Providing Off-street Parking for One Car
- Double Glazing Throughout and Gas Central Heating

### Further Details

- Tenure: Leasehold
- No. of Floors: 2
- Floor Space: 807 square feet / 75 square metres
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Parking: Driveway
- Outside Space: Front Garden, Back Garden
- Heating/Energy: Gas Central Heating

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/01/1977 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 31/12/2975 (approx)
- Lease Term Remaining: 950 year(s) (approx)
- Service Charge: None
- Ground Rent: Peppercorn
- Leasehold Information: There is no ground rent or service charge for this property. Additionally, there is an option to purchase the Freehold title, offering potential ownership of the land and increased control over property management.

### Description

Atlas Estate Agents proudly presents a delightful semi-detached home on the serene Oxton Close, Aigburth, L17 – a perfect blend of charm, comfort, and modern convenience.

Nestled in a sought-after location, this well-proportioned property spans two floors and is offered with no onward chain, ensuring a seamless and stress-free buying process.



The heart of the home is a bright and inviting lounge, complete with a striking exposed brick fireplace and built-in storage - the perfect setting for cosy evenings or entertaining guests. Flowing through to the separate dining room, sliding doors open onto the beautifully maintained garden, where a spacious patio awaits your summer gatherings or tranquil moments of relaxation. The extended kitchen impresses with ample storage and a thoughtful layout, ideal for culinary enthusiasts.

Upstairs, two generously sized double bedrooms, both featuring fitted wardrobes, provide restful retreats, while a versatile third bedroom offers endless possibilities - from a home office to a child's room. The contemporary wet room boasts sleek, modern fixtures, adding a touch of luxury to everyday routines.

Outside, the property continues to shine with a well-maintained garden and private driveway, providing off-street parking for one car. Double glazing and gas central heating throughout to ensure year-round comfort and energy efficiency.

This charming home in Oxton Close presents a fantastic opportunity for families, professionals, or investors alike. Don't miss the chance to make it your own!

## Additional Images



Garden



Bathroom



Hallway



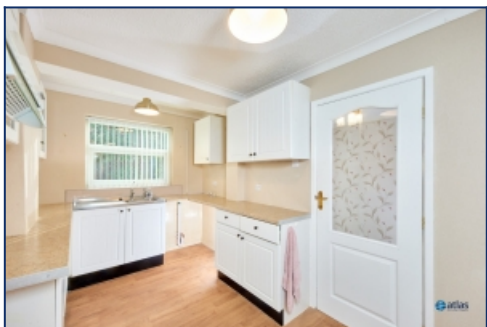
Lounge



Lounge



Dining Room



Kitchen



Bedroom



Bedroom



Bedroom



Garden

## Floor Plans

