

## Lisburn Road, Aigburth, L17



**For Sale - £299,950**

### Key Features

- 4 Bedroom 1 Bathroom End of Terrace House
- EPC Rating: D59
- Extremely Well Presented Throughout
- Minutes from Aigburth Road, Lark Lane & Sefton Park
- Modern Fitted Kitchen and Bathroom
- Within the Catchment Area of Quality Local Schools
- Large South Facing Rear Yard
- Loft Conversion
- Served by Excellent Transport Links
- Double Glazing & Gas Central Heating
- Early Viewing Advised!

### Further Details

- Tenure: Freehold
- No. of Floors: 3
- 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, Gas Hob

### Description

A STUNNING 4 BEDROOM END OF TERRACE PROPERTY SITUATED IN THE SOUGHT AFTER SOUTH LIVERPOOL SUBURB OF AIGBURTH, L17.

Situated in Aigburth, a popular and affluent south Liverpool suburb and home to many well-known landmarks including Sefton Park, Sudley House, Otterspool Promenade, Aigburth Cricket Club and Lark Lane. Sefton Park is listed by English Heritage and covers a remarkable 235 acres. Lark Lane is a stones-throw from Sefton Park and is renowned for its bohemian chic atmosphere and features a diverse selection of wine bars, restaurants, coffee shops and independent businesses. Aigburth is also home to the 'outstanding' rated Sudley Junior School, Auckland College and St Margaret's Academy, and offers excellent road, rail and bus links to Liverpool city centre.

The property briefly comprises of; entrance hallway, front living room with an open aspect to the dining room and kitchen diner. To the first floor are two double bedrooms with larger dimensions to similar properties in the area, a single bedroom and a family bathroom. To the third floor floor there is a further double bedroom and fitted storage cupboards. Externally, there is a south facing and spacious rear yard and ample on street car parking.

The property also benefits from larger room sizes than others in the area with being an end terrace, double glazing, gas central heating and some original period features. Other improvements include fire doors on each room, paved rear yard and additional fourth bedroom.

This opportunity will not be on the market for long so contact us today to arrange your viewing!

# Room Details

## Front Reception Room

3.90 x 4.03 metres (12' 10" x 13' 3")  
Large bay window to the front aspect, original floorboards, radiator and wood burner.

## Dining Room

4.30 x 3.71 metres (14' 2" x 12' 3")  
Feature fireplace, window to the rear, original floorboards and radiator.

## Kitchen

3.70 x 4.85 metres (12' 2" x 15' 11")  
Range of wall and base units, wood effect laminate flooring, two windows and door to the rear, porcelain sink with mixer tap, gas hob and electric oven, extractor hood and housing for appliances.

## Bedroom 1

5.31 x 3.97 metres (17' 6" x 13' 1")  
Large bay window to the front aspect, floorboards and radiator.

## Bedroom Two

3.70 x 3.80 metres (12' 2" x 12' 6")  
Floorboards, radiator and window to the rear.

## Bedroom Three

3.70 x 2.41 metres (12' 2" x 7' 11")  
Window to the rear, floorboards and radiator.

## Bedroom Four

3.66 x 3.60 metres (12' 1" x 11' 10")  
Carpet flooring, two Velux windows, radiator, eaves storage and storage cupboard

## Bathroom

2.70 x 1.80 metres (8' 11" x 5' 11")  
Shower over bath, frosted window to the side aspect, chrome towel heater, W.C, hand wash basin and part tiled walls.

# Additional Images



Bathroom



Rear Yard



Hallway



Living Room



Living Room



Dining Room





Front Elevation



Dining Room



Kitchen



Kitchen



Kitchen



Bedroom One



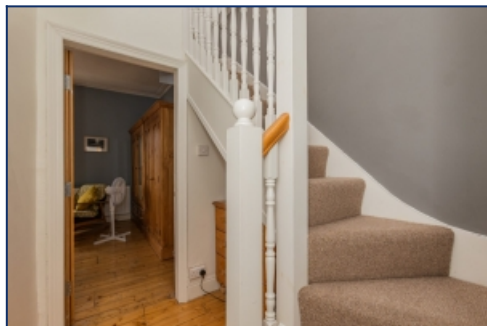
Bedroom Two



Bedroom Two



Bedroom Three



Landing



Bedroom Four



Bedroom Four

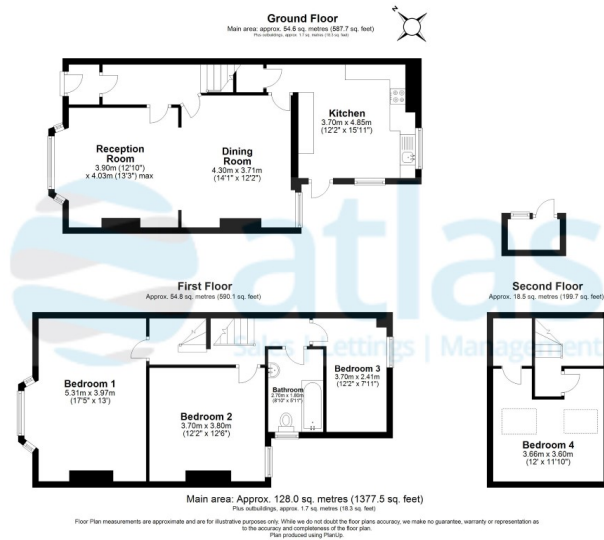


Rear Yard



Rear Yard

## Floor Plans



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