

## Silver Leigh, Aigburth, L17



**For Sale - £425,000 Offers Over**

### Key Features

- 3 Bedroom 2 Bathroom Semi-Detached House
- EPC Rating: C
- Benefitting from No Onward Chain
- Expansive Open-plan Living and Dining Area with French Doors Opening to a Separate Lounge, Featuring a Stylish Gas Fireplace and a Charming Bay Window
- Elegant Lounge with Feature Gas Fireplace and Bay Window
- Bright and Airy Conservatory, Ideal for Relaxation
- Attractive Modern Kitchen with Integrated Appliances, Central Island, and Sleek Granite Worktops
- Convenient Utility Room and W.c.
- Three Spacious Double Bedrooms, with an En-suite and Fitted Wardrobes to the Master Bedroom
- Ample Storage Space on the Landing
- Generous Family Bathroom with Both Bath and Separate Shower
- Large, Well-maintained South-facing Garden with a Paved Patio Area, Perfect for Outdoor Entertaining

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 1,613 square feet / 150 square metres
- Council Tax Band: D
- Local Authority: Liverpool City Council
- Parking: Garage, 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), Fridge/Freezer, Washing Machine, Dishwasher

### Description

Benefitting from no onward chain, this beautifully presented semi-detached home in the sought-after area of Silver Leigh, L17, brought to the market by Atlas Estate Agents, offers a harmonious blend of classic charm and contemporary comfort. Thoughtfully extended, the accommodation is arranged over two floors, providing an inviting setting for family life.

Upon entering, you are welcomed into a spacious, open-plan living and dining area that flows seamlessly into a separate lounge. With a feature gas fireplace and a characterful bay window, this lounge is ideal for cosy evenings or gatherings with friends and family. French doors from the main living area lead into a bright conservatory, providing a tranquil spot to relax, bathed in natural light with views over the lovely garden.

The kitchen is a true highlight, with integrated appliances, a sleek central island, and polished granite worktops adding a touch of luxury. A convenient utility room and a well-placed W.C. complete the ground floor, providing practicality to meet everyday needs.



Upstairs, the home offers three spacious double bedrooms, with the master bedroom featuring fitted wardrobes and a private en-suite for added comfort. The landing provides ample storage, and a generous family bathroom includes both a bath and a separate shower.

Outside, a large south-facing garden offers plenty of space for outdoor enjoyment, complete with a paved patio area ideal for al fresco dining or relaxing in the sun. The well-maintained lawn and established plantings create a serene outdoor retreat.

This home truly captures the essence of timeless family living and is ready to welcome its next owners.

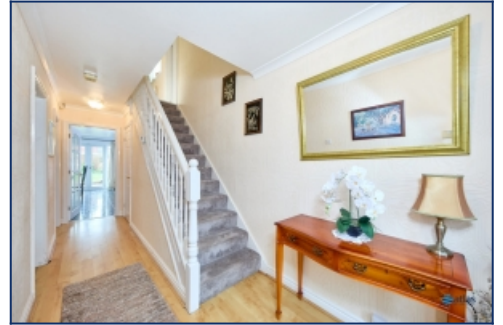
## Additional Images



Bathroom



Garden



Hallway



Downstairs W.c



Dining Room



Conservatory



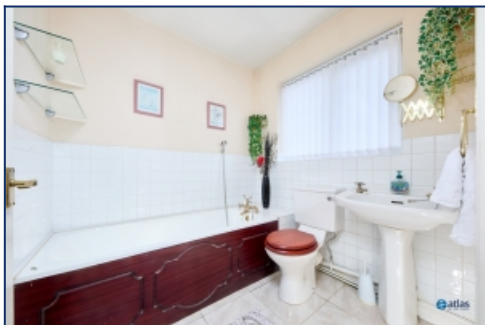
Kitchen



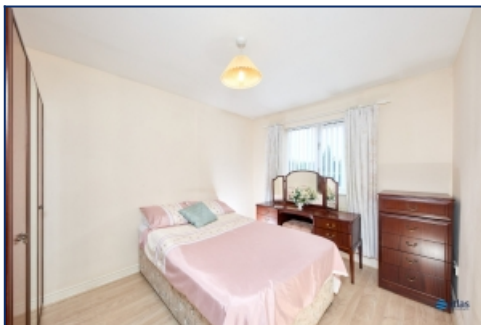
Utility Room



Landing



En- Suite



Bedroom 2



Bedroom 3



Garden

Floor Plans



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