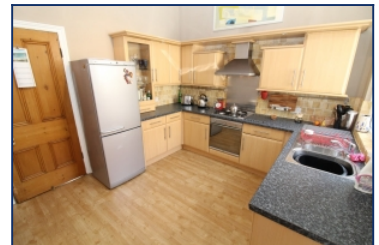


Roxburgh Avenue, Aigburth, L17



For Sale - £250,000 Offers in Excess of

Key Features

- 3 Bedroom 1 Bathroom End of Terrace House
- EPC Rating: E45
- No Onward Chain!
- Rear Yard with Gated Access
- Quality Local Schools
- Seperate Utility Room
- Sought After South Liverpool Location
- Double Glazing & Gas Central Heating
- Minutes from Aigburth Road, Lark Lane & Sefton Park
- Ample On Street Car Parking
- Served by Excellent Transport Links
- Early Viewing Advised

Further Details

- Tenure: Freehold
- No. of Floors: 2
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Security: Burglar Alarm
- Parking: On Street
- Outside Space: Back Yard
- Heating/Energy: Gas Central Heating, Double Glazing

Description

*** FULLY AVAILABLE ***

A WELL PRESENTED 3 BEDROOM TERRACED HOUSE SITUATED IN THE SOUGHT AFTER SUBURB OF AIGBURTH, L17 BENEFITING FROM NO ONWARD CHAIN.

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 accommodation briefly comprises of; entrance hallway, front living room, dining room, modern fitted kitchen, utility room and a back yard with gated access. To the first floor are two double bedrooms, a single bedroom and a family bathroom.

The property also benefits from double glazing, gas central heating and many original period features.

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

Room Details

Hall

Original front door with feature stained glass, meter cupboards, dodo rail, radiator, original staircase with jedere panelling, under stairs storage, wood effect vinyl flooring, coving and PIV system.

Dining Room

5.37 x 2.83 metres (17' 8" x 9' 4")
Coving, picture rail, French doors to the back yard with feature glazed roof panels, fireplace, radiator and laminate flooring.

Living Room

4.64 x 3.59 metres (15' 3" x 11' 10")
Picture rail, coving, bay window to front aspect, fireplace, carpet flooring and radiator.

Kitchen

3.18 x 3.32 metres (10' 6" x 10' 11")
Range of kitchen wall and base units, laminate worktops, 1.5 bowl sink with mixer tap, gas hob, electric oven, tiled splash back, window to rear aspect, wood effect vinyl flooring, coving and radiator.

Utility Room

1.63 x 2.46 metres (5' 5" x 8' 1")
PVC door to the rear yard, housing for appliances, kitchen wall units, laminate worktop, window to rear aspect and wood effect vinyl flooring.

Front Bedroom

4.05 x 3.90 metres (13' 4" x 12' 10")
Coving, picture rail, radiator, chimney breast, window to the front aspect, integrated wardrobes and carpet flooring.

Rear Bedroom

4.27 x 4.00 metres (14' 1" x 13' 2")
Picture rail, radiator, chimney breast, window to the rear aspect and carpet flooring.

Bedroom Three

2.60 x 2.29 metres (8' 7" x 7' 7")
Coving, radiator, window to the front aspect and carpet flooring.

Bathroom

3.18 x 3.32 metres (10' 6" x 10' 11")
Part tiled walls, vinyl flooring, bath, thermostatic shower, shower screen, wash basin, W/C, towel radiator, frosted window to the rear and loft access.

Back Yard

Flagged, rendered walls, gated access and outside tap.

Additional Images



Bedroom One



Hallway



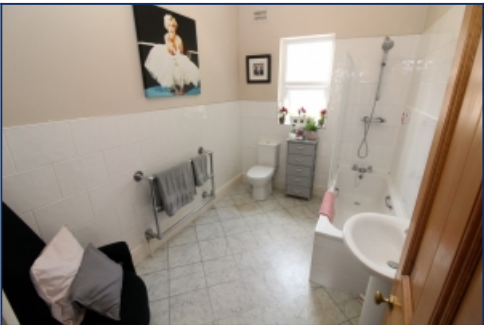
Dining Room



Kitchen



Bedroom Two



Bathroom

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These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers/tenants and do not constitute an offer or part of a contract. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Prospective purchasers/tenants ought to seek their own professional advice.

All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers/tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.