

## Amphill Road, Aigburth, L17



**For Sale - £325,000 Offers Over**

### Key Features

- 4 Bedroom 2 Bathroom Terraced House
- EPC Rating: C
- Well Presented & Ready to Move Into
- Two Spacious Reception Rooms with Large Windows
- Large Contemporary Open Plan Kitchen/Dining Room
- Convenient Downstairs W.C
- Four Spacious Bedrooms
- Large Family Bathroom with Bath and Shower
- Loft Bedroom with Dormer Window, En Suite and Walk-In Wardrobe
- Full of Character & Charm with Original Features Retained
- Desirable L17 Location - Close to Great Schools and Transport Links
- Abundance of Local Amenities and Green Spaces - Minutes Walk to Sefton Park and Lark Lane

### Further Details

- Tenure: Freehold
- No. of Floors: 3
- Floor Space: 163 square metres / 1,758 square feet
- 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, Electric Hob (Ceramic)

### Description

Welcome to Amphill Road, Aigburth, L17 – a stunning terraced house, proudly brought to the market by Atlas Estate Agents. This captivating property offers a perfect blend of modern convenience and timeless charm, nestled in the desirable L17 location.

Upon entering, you'll be greeted by the warmth of a home that's both inviting and practical. The accommodation spans three floors, providing ample space for comfortable living. The ground floor boasts two spacious reception rooms, each flooded with natural light streaming through large windows, creating an airy and welcoming atmosphere.

Step through to the heart of the home, where a large contemporary open-plan kitchen and dining area await. This stylish space is perfect for entertaining, with sleek fixtures and fittings, ideal for culinary enthusiasts. A convenient downstairs W.C adds to the practicality of the layout.

Ascend the stairs to discover four generously sized bedrooms, each offering a peaceful retreat for relaxation. The large family bathroom features both a bath and shower, providing luxurious comfort for everyday living.

But the crowning jewel awaits on the top floor – a loft bedroom with its own en-suite and walk-in wardrobe. This private sanctuary offers a tranquil escape, complete with modern amenities and plenty of storage space.

Throughout the property, original features are lovingly retained, adding character and charm to every corner. From ornate cornices to elegant fireplaces,



each detail tells a story of the home's heritage.

Outside, residents can enjoy the best of both worlds – a peaceful escape from the hustle and bustle, yet close to an abundance of local amenities and green spaces. Sefton Park and Lark Lane are just minutes away, offering leisurely strolls and vibrant dining options.

With its prime location, excellent schools, and convenient transport links, this property is not just a house – it's a lifestyle. Immaculately presented and ready to move into, Amphill Road is the perfect place to call home. Don't miss your chance to make it yours. Contact Atlas Estate Agents today to arrange a viewing.

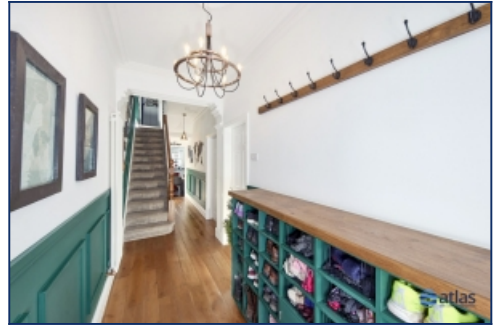
## Additional Images



Bedroom 4



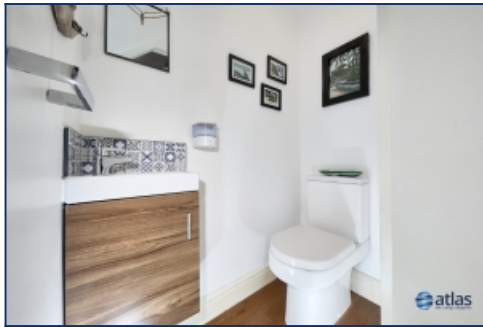
Garden



Stairs



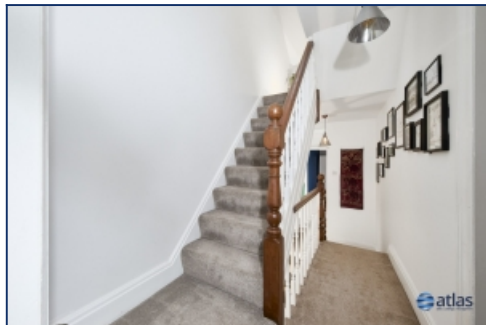
Back Reception Room



Downstairs W.c



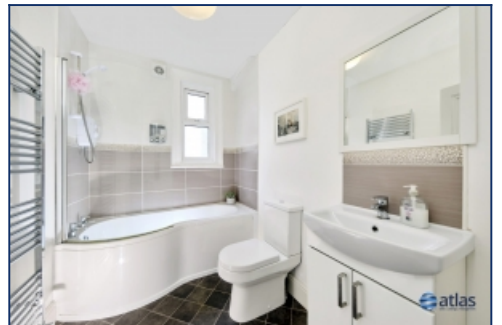
Open Plan Kitchen / Diner



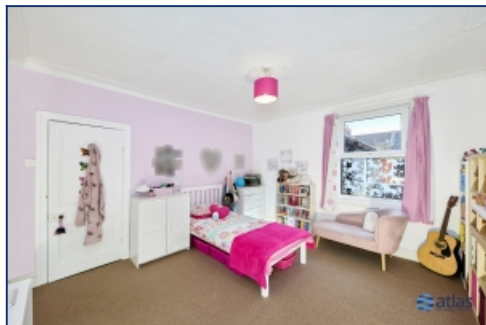
Stairs



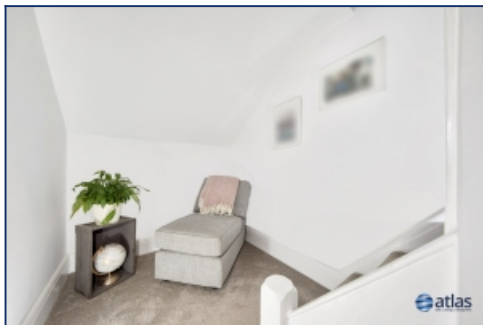
Bedroom 1



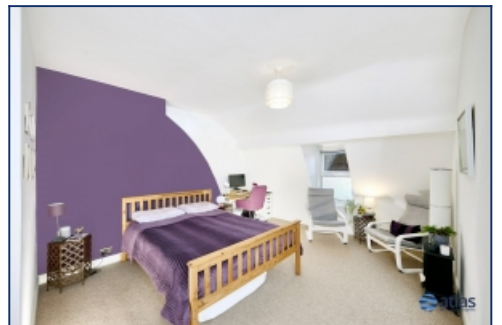
Bathroom



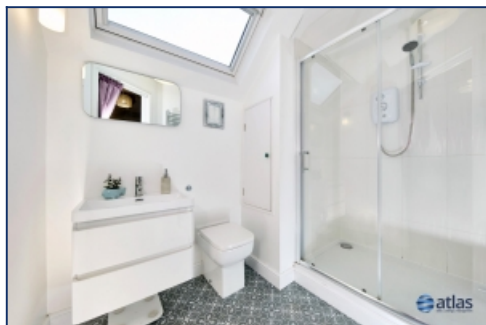
Bedroom 2



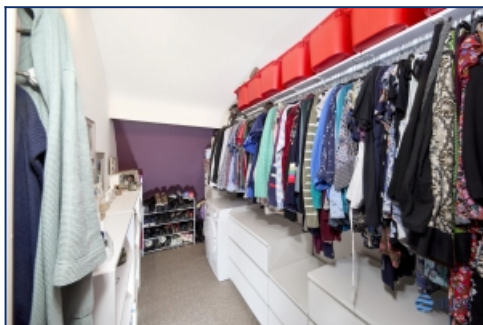
Seating Area



Bedroom 4



En Suite



Walk-in Wardrobe



Garden

## Floor Plans



Tel: 0151 727 2469  
Fax: 0151 727 4943

Atlas Estate Agents, 2 Allerton Road,  
Mossley Hill, Liverpool, L18 1LN

Email: [sales@atlasestateagents.co.uk](mailto:sales@atlasestateagents.co.uk)  
Website: [www.atlasestateagents.co.uk](http://www.atlasestateagents.co.uk)

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.