

## Woodlands Road, Aigburth, L17



**For Sale - £360,000 Offers in Excess of**

### Key Features

- 4 Bedroom 1 Bathroom End of Terrace House
- EPC Rating: E48
- Well Presented Throughout
- Modern Fitted Kitchen & Appliances
- Minutes from Aigburth Road & Sefton Park
- Served by Excellent Transport Links
- Many Original Period Features
- Within the Catchment of Quality Local Schools
- Large Sunny Back Yard with Gated Access
- Sought After South Liverpool Location
- Gas Central Heating & Double Glazing
- Early Viewing Advised!

### Further Details

- Tenure: Freehold
- No. of Floors: 3
- Council Tax Band: C
- 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, Fridge, Freezer, Washing Machine, Tumble Dryer, Dishwasher

### Description

AN EXTREMELY WELL PRESENTED 4 BEDROOM END OF TERRACE HOUSE ARRANGED OVER 3 FLOORS BENEFITING FROM A HOST OF ORIGINAL PERIOD FEATURES

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, back dining room, kitchen and utility room. To the first floor are two double bedrooms, a single bedroom and a family bathroom. To the second floor there is a large bedroom and hallway providing space for storage. Externally there is a back yard with gated access.

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!



## Additional Images



Bathroom



Rear Yard



Living Room



Front Elevation



Living Room



Living Room



Dining Room



Kitchen



Utility Room



Hallway



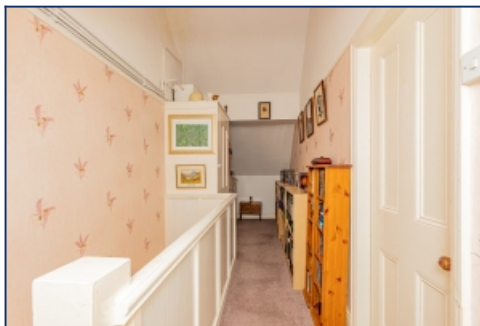
Bedroom One



Bedroom One



Bedroom Three



Landing



Bedroom Four



Bedroom Four



Rear Yard

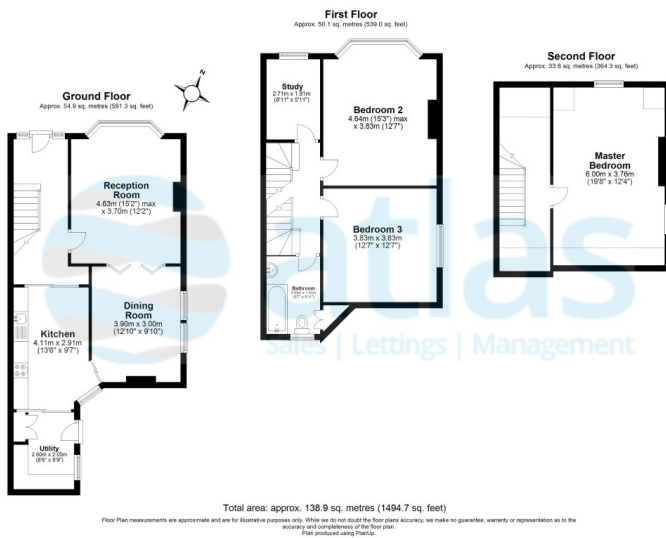


Rear Yard



Side Elevation

## 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.