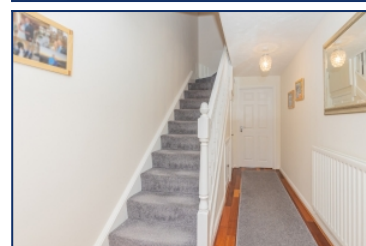
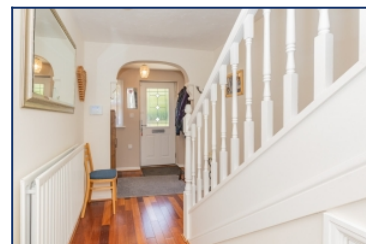


Rookery Drive, Aigburth, L19



For Sale - £385,000

Key Features

- 3 Bedroom 3 Bathroom Town House
- EPC Rating: C71
- 3 Double Bedroom Town House
- 3 Bathrooms & Additional W/C
- Extremely Well Presented Throughout
- Modern Fitted Kitchen with Dining Area
- No Chain
- Driveway Parking & Garage
- Beautiful Back Garden with Lawn & Patio Area
- Plenty of Integrated Storage Throughout & Large Loft Space
- Flexible Rooms with Potential to Reconfigure Layout to Suit Your Needs
- Quiet & Sought-After Location

Further Details

- Tenure: Freehold
- No. of Floors: 3
- Floor Space: 1,283 square feet / 119 square metres
- Council Tax Band: E
- Local Authority: Liverpool City Council
- Security: Burglar Alarm, CCTV
- Parking: On Street, Off Street, Garage, Driveway
- No. of Parking Spaces: 3
- Outside Space: Patio/Decking, Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven (Double), Gas Hob

Description

An extremely well-presented townhouse situated in a quiet and sought-after cul de sac off Aigburth Road. Benefiting from a beautiful back garden, garage and driveway parking.

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 rail and bus links to Liverpool city centre.

The house has flexible accommodation over 3 floors and briefly comprises of hallway, utility room and double bedroom with en suite. To the first floor there is a good size lounge, kitchen/dining room, and W/C. To the second floor there is the master bedroom with en suite, a further double bedroom plus a family bathroom. Outside there are gardens to front and rear plus a driveway and garage. The house is in a great location for schools, transport links and other local amenities.

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

Other benefits include;

- Double Glazing & Gas Central Heating
- CCTV & Alarm
- Surrounded by Quality Local Schools
- Served by Excellent Transport Links

Room Details

Entrance Hall

Wood flooring, plenty of space for coats and boots, under stairs fitted storage with mains lighting, radiator, spindle staircase to first floor

Utility Room

Wall and base units, deep stainless steel sink with mixer tap, space & plumbing for washing machine, tall built in cupboard, wood flooring, boiler, door to the rear garden.

Bedroom Three / Second Reception Room / Home Office

5.43 x 3.20 metres (17' 10" x 10' 6")

A flexible double bedroom which could be used for various purposes depending on your needs. Wood flooring, radiator, large fitted wardrobes, hatch to storage area, access to en suite bathroom, French doors leading to the rear garden.

En Suite Shower Room

White suite comprising of large shower cubicle, hand wash basin, W.C, extractor fan, radiator and part tiled walls.

Reception Room

3.90 x 5.30 metres (12' 10" x 17' 5")

A good sized reception room, with two windows to the rear, carpet, feature fireplace with remote control electric fire and marble surround, radiator.

Kitchen Diner

3.60 x 3.20 metres (11' 10" x 10' 6")

Range of cream wall and base units, double electric oven, gas hob, extractor hood, 1.5 bowl stainless steel sink with mixer tap, tiled splash back, space and plumbing for dishwasher, under cupboard lighting, radiator, window to the front aspect and laminate flooring.

Wc

White two piece suite comprising of hand basin and WC, extractor fan, radiator and frosted window to the front.

Bedroom One

4.00 x 5.37 metres (13' 2" x 17' 8")

A good sized double with spacious fitted wardrobes, window to the rear, carpet, additional vanity area with built-in storage and light, radiator, access to en suite bathroom.

En Suite

White suite comprising of large shower cubicle, hand wash basin, W.C, extractor fan, radiator, part tiled walls, frosted window.

Bedroom Two

3.50 x 3.20 metres (11' 6" x 10' 6")

A good sized with large built in wardrobes, carpet, window to the front aspect, radiator.

Bathroom

White suite comprising of bath with shower attachment, hand wash basin, W.C, extractor fan, radiator, part tiled walls, laminate flooring, frosted window to the front

Landing

Radiator, access to large loft space

Outside

Small front garden with blossom tree and shrubs, driveway and on street parking

Garage with up-and-over door, outdoor carpet, power and light.

Good sized rear garden with patio area, lawn, borders and established shrubs. Very private with direct access through a secure rear entry. Outside tap, outdoor electric points, CCTV and security lighting.

Additional Images



Living/Dining Room



W/C

Kitchen



Bedroom 1

Kitchen



Bedroom 1



Bedroom 1 En-suite



Bedroom 2



Bedroom 2



Ground Floor Bathroom



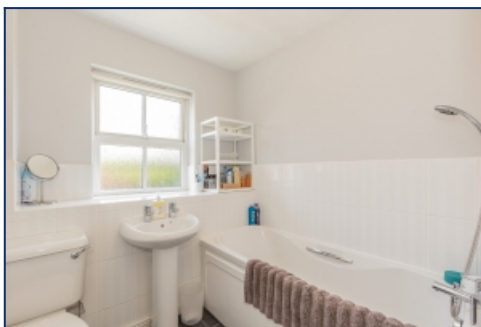
Utility Room



Bedroom 3



Bedroom 3



Family Bathroom



Rear Garden



Rear Garden

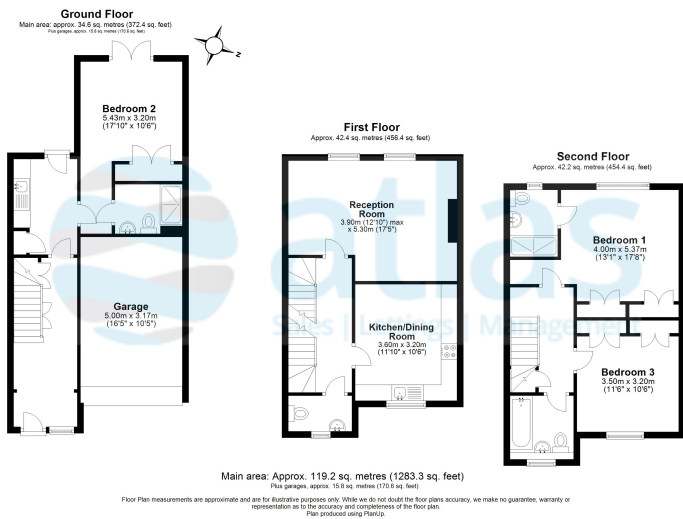


Front Elevation 4



Front Elevation 2

Floor Plans



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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.