

## Lucan Road, Aigburth, L17



**For Sale - £310,000 Offers in Excess of**

### Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: D
- A Gorgeous Three-Bedroom, One-Bathroom Property for Sale
- Welcoming Entrance Space Leading Into a Bright and Beautifully Presented Hallway
- To the Left Is the Living Room, Benefiting from a Bay Window That Floods the Space with Natural Light and a Gorgeous, Modern Feature Fireplace
- To the Rear Is a Spacious Open-Plan Kitchen Diner, Leading Out to the Back Yard
- The Dining Area Is Impressively Large, Modern, and Includes Discreet Built-In Storage, While the Kitchen Is Stylish and Well-Equipped with an Oven and Contemporary Fittings
- The Landing Is Exceptionally Spacious and Filled with Natural Light
- The Master Bedroom Features a Large Bay Window and a Modern Finish, Complemented by a Second Double Bedroom and a Generously Sized Third Bedroom
- Modern Family Bathroom
- The Back Yard Is Well-Proportioned and Thoughtfully Designed, Featuring Stepping Stones, a Lawned Area, Seating Space and a Shed for Storage
- The Property Benefits from On-Street Parking, a Rangemaster Oven, Fridge Freezer, Recently Installed Boiler, Recently Redecorated Interiors, and Is Situated in a Popular Residential Location

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 91 square metres / 977 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: Oven (Gas), Fridge/Freezer, Washer Dryer, Dishwasher

### Description

Brought to the market by Atlas Estate Agents, this gorgeous three-bedroom terraced home on Lucan Road in Aigburth, L17 is arranged over two floors and is offered for sale in a highly sought-after residential location.

From the moment you step inside, a welcoming entrance opens into a bright and beautifully presented hallway, setting the tone for the rest of the property. To the front, the living room is an elegant and inviting space, enhanced by a striking bay window that floods the room with natural light, alongside a stylish modern feature fireplace that creates a warm focal point.

To the rear, the home unfolds into a spacious open-plan kitchen diner, perfectly designed for modern living. The dining area is impressively generous, offering ample space for entertaining and everyday family life, complete with discreet built-in storage. The kitchen itself is sleek and contemporary, well-equipped with quality fittings and an oven, making it both practical and stylish. From here, doors lead out to the rear garden.

The first floor continues to impress with an exceptionally spacious landing, beautifully bright and airy thanks to additional natural light. The master bedroom is a standout feature, boasting a large bay window and a modern finish, complemented by a further well-proportioned double bedroom and a generously sized third bedroom. A contemporary family bathroom completes the accommodation.

Externally, the rear yard has been thoughtfully designed to offer both relaxation and functionality, featuring stepping stones, a lawned area, seating space and a useful shed for storage.

Further benefits include on-street parking, a Rangemaster oven, fridge freezer, a recently installed boiler, and recently redecorated interiors throughout. Situated in a popular Aigburth location, this stunning home combines style, space and convenience in equal measure.

## Additional Images



Master Bedroom



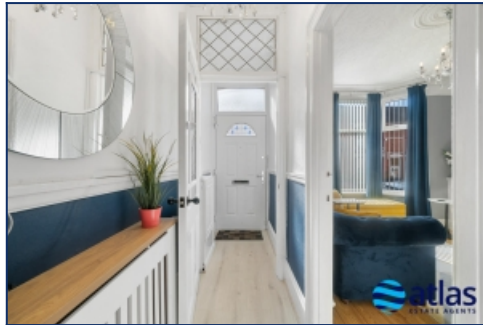
Rear Elevation Of Property & Back Yard



Aerial Front Elevation



Entry



Hallway



Living Space



Feature Fireplace



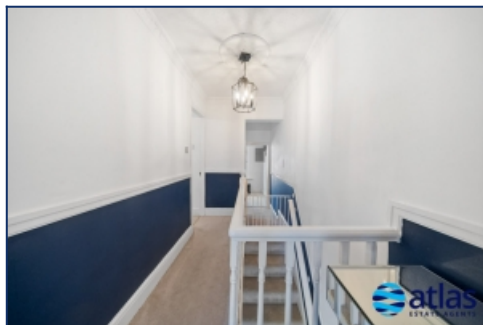
Dining/Kitchen Space



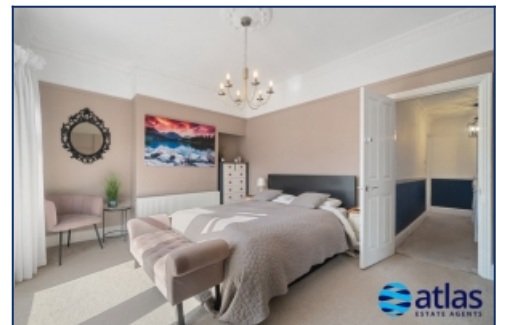
Kitchen



Landing



Landing



Master Bedroom



Bedroom Two



Bedroom Two



Bedroom Three



Bedroom Three



Bathroom



Bathroom



Aerial View



Back Yard

## Floor Plans



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