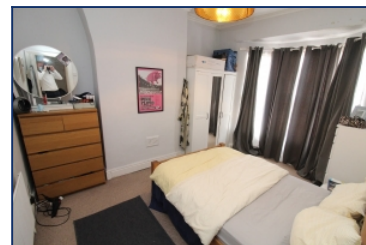


## Belgrave Road, Aigburth, L17



**For Sale - £230,000 Offers Over**

### Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: D64
- No Chain
- Open Plan Kitchen Diner
- Some Original Features
- Double Glazing & Gas Central Heating
- Back Yard with Gated Access
- On Street Car Parking
- Sought After South Liverpool Location
- Surrounded by Quality Local Schools
- Minutes from Lark Lane & Sefton Park
- Served by Excellent Transport Links

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- 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 (Induction)

### Description

A 3 bedroom mid terrace house in the popular area of Aigburth, L17 benefiting from quality local schools and just minutes from Lark Lane & Sefton Park

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 property briefly comprises of; entrance hallway, front living room and open plan kitchen diner. To the first floor are two double bedrooms, a single bedroom and a family bathroom. Externally, there is on street car parking and a back yard with gated access.

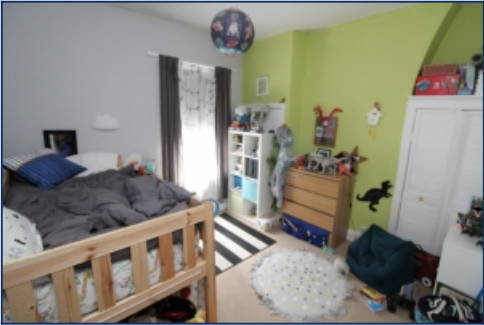
The property also benefits from double glazing, gas central heating and some original period features. Other improvements include an open plan kitchen diner, modern family bathroom, pointing and decorating to the front and rear of the property and a roofing overhaul including new guttering and rain water pipes.

All roofs recently renovated including guttering and rain water pipes.

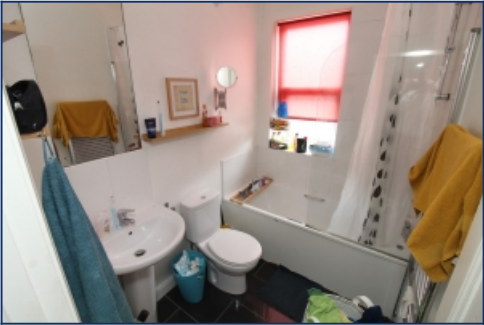
As an investment, the property would attract tenants at a rent of approximately Â£900 per calendar month.

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

Additional Images



Rear Bedroom



Bathroom

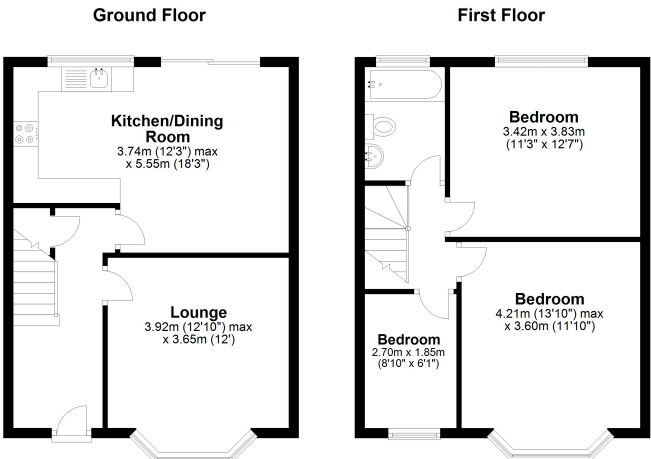


Front Bedroom



Kitchen/Diner

Floor Plans



Total area: approx. 80.8 sq. metres (869.7 sq. feet)

Tel: 0151 727 2469  
Fax: 0151 727 4943

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Mossley Hill, Liverpool, L18 1LN

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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.