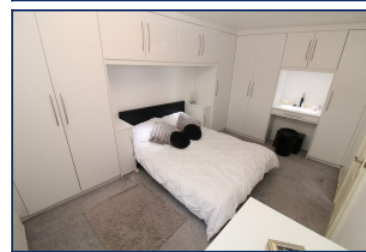


## Irwell Close, Aigburth, L17



**For Sale - £135,000**

### Key Features

- 2 Bedroom 1 Bathroom Ground Floor Maisonette
- EPC Rating: C77
- No Chain - Ready to Move Into
- Well Presented Accommodation
- Modern Fitted Kitchen with Dining & Utility Area
- Contemporary Bathroom with Feature Jacuzzi Corner Bath
- Sought After South Liverpool Location
- Minutes from Lark Lane, Aigburth Road and Sefton Park
- Served by Excellent Transport Links
- On Street Car Parking
- Double Glazing & Gas Central Heating
- Viewing Highly Recommended

### Further Details

- Tenure: Leasehold
- Floor: Ground
- No. of Floors: 2
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Service Charge: £64 per calendar month
- Parking: On Street
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 11/10/2004 (approx)
- Original Lease Term: 125 year(s)
- Lease Expiry Date: 10/10/2129 (approx)
- Lease Term Remaining: 104 year(s) (approx)
- Service Charge: £64 per calendar month
- Ground Rent: Peppercorn
- Leasehold Information: We are advised the service charge includes a ground rent of £20 per annum

### Description

\*\*\* FULLY AVAILABLE \*\*\*

An extremely well presented 2 bedroom ground floor maisonette benefiting from a modern kitchen and bathroom and just seconds from 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, living room and a kitchen with dining area and utility room. To the first floor are two double bedrooms and a family bathroom. Externally, there are communal gardens and ample on street car parking.

The property also benefits from double glazing, gas central heating and plenty of integrated storage throughout.

As an investment, the property is currently vacant but would attract tenants at a rent of approximately £650-750 per calendar month (depending on spec). Atlas Estate Agents are able to find quality tenants from just £282.50 and also offer full management at a rate of just 9.5%.

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

## Room Details

### Hall

Under stairs storage, tiled floor, video intercom, storage cupboard and composite front door.

### Living Room

4.13 x 4.60 metres (13' 7" x 15' 2")

Tiled floor, window to the front aspect, electric fireplace and TV points.

### Kitchen

2.62 x 3.26 metres (8' 8" x 10' 9")

Utility room, dining area, range of high gloss grey kitchen wall and base units, laminate worktops, tiled splashbacks, sink with mixer tap, gas cooker, extractor hood, window to the front aspect and tiled floor.

### Bedroom One

4.45 x 3.00 metres (14' 8" x 9' 11")

Window, radiator, fitted bedroom furniture and carpet flooring.

### Bedroom Two

3.50 x 2.82 metres (11' 6" x 9' 4")

Integrated storage, carpet flooring, radiator and window.

### Bathroom

1.91 x 2.43 metres (6' 4" x 8' 0")

Tile effect plastic wall panelling, tile effect vinyl flooring, corner bath with shower attachment and electric shower, wash basin, W/C, chrome towel rail, two frosted glass windows and plastic panelled ceiling.

## Additional Images



Bathroom



Bedroom Two



Kitchen



Living Room



Bedroom One



Bedroom Two



Bathroom



Bathroom

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