

## Briarwood Road, Aigburth, L17



**For Sale - £185,000 Offers Over**

### Key Features

- 2 Bedroom 1 Bathroom Terraced House
- EPC Rating: D60
- No Onward Chain
- Well Presented Throughout
- Two Double Bedrooms
- Fitted Kitchen
- Two Reception Rooms
- Sought After Location In Aigburth
- Close To Sefton Park
- Near To Local Amenities
- Well Presented Rear Yard
- Early Viewing Advised!

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 55 square metres / 594 square feet
- Council Tax Band: A
- 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

### Description

Well Presented Two Bedroom Property

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 outstanding schools and offers excellent road, rail and bus links to Liverpool city centre and beyond.

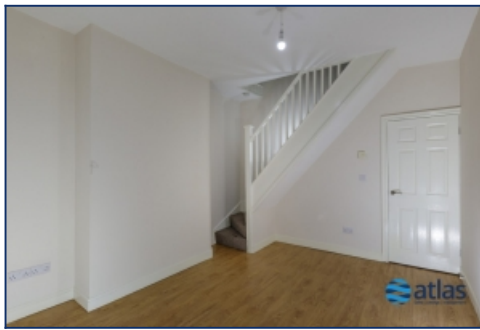
The property comprises of; entrance hallway, living room, dining room and kitchen. To the first floor are two double bedrooms and a family bathroom. Externally, there is a small front area and rear yard.

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

### Additional Images



Reception



Reception



Kitchen



Bedroom 1



Bedroom 2



Rear Yard



Rear Yard



Rear Yard

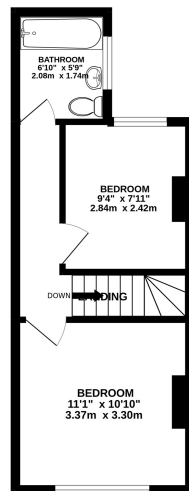
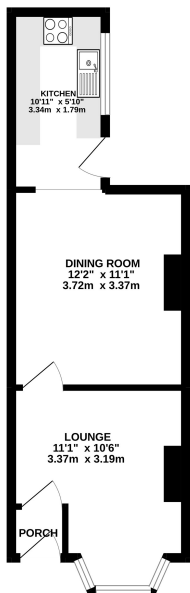


Front Elevation

## Floor Plans

GROUND FLOOR  
313 sq.ft. (29.1 sq.m.) approx.

1ST FLOOR  
281 sq.ft. (26.1 sq.m.) approx.



TOTAL FLOOR AREA : 595 sq.ft. (55.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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