

## Alwyn Street, Aigburth, L17



## For Sale - £160,000 Offers in the Region of

### Key Features

- 2 Bedroom 1 Bathroom Terraced House
- EPC Rating: D62
- Well Presented Accommodation
- Two Double Bedrooms
- Ample On Street Car Parking
- Sought After South Liverpool Location
- Large Yard with Decking
- Served by Excellent Transport Links
- Double Glazing & Gas Central Heating
- Minutes from Aigburth Road, Lark Lane & Sefton Park
- Surrounded by Quality Local Schools
- Early Viewing Advised!

### 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: Gas Oven, Gas Hob

### Description

A WELL PRESENTED 2 BEDROOM TERRACED HOUSE SITUATED IN THE SOUGHT AFTER SUBURB OF AIGBURTH, L17.

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 accommodation briefly comprises of; entrance hallway, front living room, dining room, modern fitted kitchen and a decked back yard with gated access. To the first floor are two double bedrooms and a family bathroom.

The property also benefits from double glazing and gas central heating.

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

### Room Details

#### Living Room

4.29 x 3.22 metres (14' 1" x 10' 7")

Bay window to the front aspect, ceiling rose, fireplace, hard wood flooring and radiator.

### Dining Room

3.64 x 3.38 metres (12' 0" x 11' 2")

Window to the rear aspect, hard wood flooring, built in storage cupboards, fireplace, open plan aspect to kitchen and radiator.

### Kitchen

2.93 x 2.58 metres (9' 8" x 8' 6")

Range of wall and base units, laminate work tops, gas hob and oven, extractor fan, tiled floor and splash back, door providing access to rear yard, porcelain sink with mixer tap and window to the rear.

### Bedroom One

4.38 x 3.75 metres (14' 5" x 12' 4")

Two windows to the front aspect, carpet flooring and radiator.

### Bedroom Two

3.71 x 2.71 metres (12' 3" x 8' 11")

Window to the rear aspect, carpet flooring and radiator.

### Bathroom

2.59 x 3.02 metres (8' 6" x 9' 11")

Vinyl flooring, free standing bath, pedestal hand wash basin, W.C, tiled shower cubicle, radiator and frosted window to the rear.

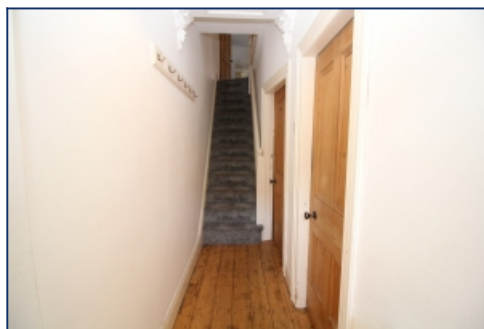
## Additional Images



Bathroom



Living Room



Entrance Hallway



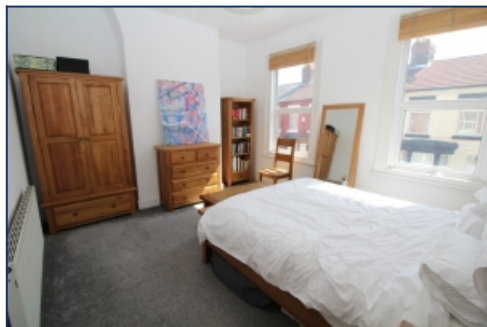
Living Room



Dining Room



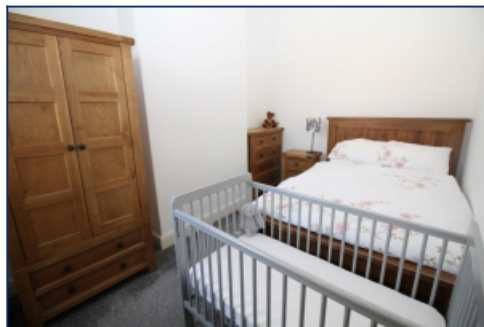
Dining Room



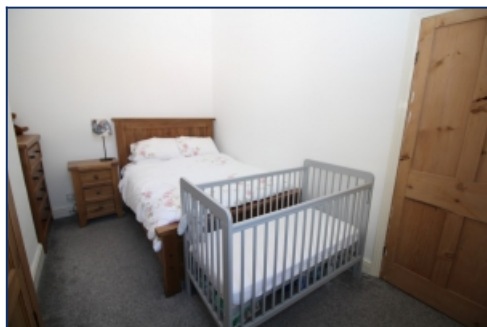
Bedroom One



Bedroom One



Bedroom Two



Bedroom Two



Rear Yard

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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.