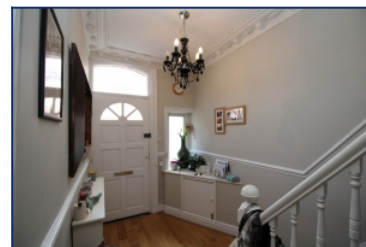


Roxburgh Avenue, Aigburth, L17



For Sale - £274,950

Key Features

- 3 Bedroom 1 Bathroom End of Terrace House
- EPC Rating: D59
- No Chain
- Modern Kitchen & Bathroom
- Minutes from Aigburth Road, Lark Lane & Sefton Park
- Large Rear Yard with Gated Access
- Served by Excellent Transport Links
- Large Room Sizes & High Ceilings
- Local Shops and Amenities
- Quality Local Schools
- Gas Central Heating & Double Glazing
- Early Viewing Advised!

Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 92 square metres / 988 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

Description

A STUNNING 3 BEDROOM END OF TERRACE PROPERTY SITUATED IN THE SOUGHT AFTER SOUTH LIVERPOOL 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, Sefton Park Cricket Club. Sefton Park is listed by English Heritage and covers a remarkable 235 acres. Lark Lane, Smithdown and Allerton Road are a stones-throw from the property, renowned for their chic atmosphere and feature a diverse selection of wine bars, restaurants, coffee shops and independent businesses. There are excellent road, rail and bus links to Liverpool city centre and beyond. The property also falls into the catchment area to many 'outstanding' rated junior and senior schools.

The property briefly comprises of; entrance hallway, open plan living and dining room and separate fitted kitchen. To the first floor are three double bedrooms and a family bathroom. The loft is boarded and can be used for storage. Externally, there is a large rear yard with gated access and ample on street car parking.

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

Room Details

Living Room

4.46 x 4.15 metres (14' 8" x 13' 8")
Bay window to the front aspect, hardwood flooring and radiator.

Dining Room

4.00 x 3.00 metres (13' 2" x 9' 11")
French doors to the rear, hardwood flooring and radiator.

Kitchen

2.96 x 2.66 metres (9' 9" x 8' 9")
Range of wall and base units, tiled floor and splash back, gas hob and oven, extractor, sink with tap. housing for appliances, door and window to the rear.

Bedroom One

4.02 x 3.60 metres (13' 3" x 11' 10")
Window to the front aspect, radiator and carpet flooring.

Bedroom Two

3.85 x 3.62 metres (12' 8" x 11' 11")
Window to the rear, fitted wardrobes, radiator and carpet flooring.

Bedroom Three

3.07 x 2.43 metres (10' 1" x 8' 0")
Fitted furniture, window to the front aspect, radiator and carpet flooring.

Bathroom

2.39 x 2.43 metres (7' 11" x 8' 0")
Frosted window to the rear, tiled floor and part tiled walls, shower over bath, W.C, hand wash basin and chrome towel heater.

Additional Images



Bathroom



Rear Yard



Dining Room



Living Room



Kitchen



Bedroom One



Bedroom Two



Bedroom Two



Bedroom Three



Bedroom Three



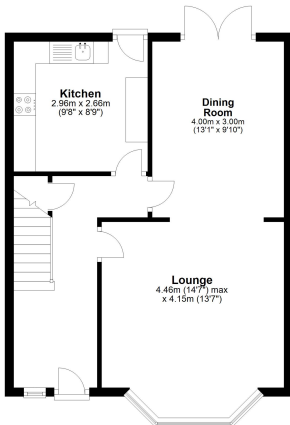
Rear Yard



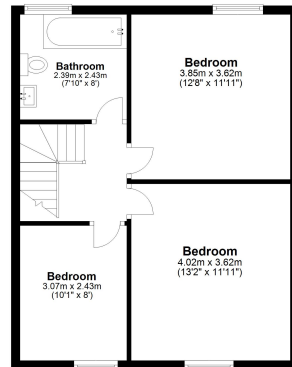
Entrance

Floor Plans

Ground Floor



First Floor



Total area: approx. 91.8 sq. metres (988.3 sq. feet)

Tel: 0151 727 2469
Fax: 0151 727 4943

Atlas Estate Agents, 2 Allerton Road,
Mossley Hill, Liverpool, L18 1LN

Email: sales@atlasestateagents.co.uk
Website: www.atlasestateagents.co.uk

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.