

# Belgrave Road, Aigburth, L17









# For Sale - £190,000 Offers in Excess of

# **Key Features**

- 4 Bedroom 1 Bathroom Terraced House
- EPC Rating: F34
- No Chain
- Sought After Location
- Spacious Room Sizes with High Ceilings
- Served by Excellent Transport Links
- Set Over Three Floors
- Minutes from Lark Lane, Aigburth Road and Sefton Park
- Local Shops and Amenities
- Good Sized Rear Yard with Gated Access
- Double Glazed Throughout
- Early Viewing Advised!

# **Description**

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

# **Further Details**

- Tenure: Freehold
- No. of Floors: 3
- Council Tax Band: B
- Local Authority: Liverpool City Council
- · Parking: On Street
- Outside Space: Back Yard
- Heating/Energy: Gas Central Heating, Double Glazing

A SPACIOUS FOUR BEDROOM TERRACED 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, 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 ânoutstandingân rated Sudley Junior School, Auckland College and St Margaretâns Academy, and offers excellent rail and bus links to Liverpool city centre.

The accommodation briefly comprises of; entrance hallway, living room, dining room, kitchen and a back yard with gated access. To the first floor are two double bedrooms, a single bedroom and a family bathroom and to the second floor there is another good sized bedroom.

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

### **Room Details**

## Kitchen

2.73 x 2.39 metres (9' 0" x 7' 11")

Range of wall and base units, gas cooker, window and door to the rear.

4.49 x 4.06 metres (14' 9" x 13' 4")

Bay window to the front, electric fire, carpet flooring, radiator and glass double doors leading to dining room.

## **Dining Room**

4.01 x 3.43 metres (13' 2" x 11' 4")

Window to the rear, electric heater and radiator.

#### **Bedroom One**

3.82 x 3.58 metres (12' 7" x 11' 9")

Window to the front aspect, carpet flooring, fitted bedroom furniture and radiator.

#### **Bedroom Two**

3.82 x 3.03 metres (12' 7" x 10' 0")

Fitted bedroom furniture, window to the rear, carpet flooring and radiator.

### **Bedroom Three**

2.61 x 2.33 metres (8' 7" x 7' 8")

Window to the front, carpet flooring and radiator.

#### **Bedroom Four**

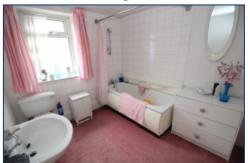
2.85 x 2.46 metres (9' 5" x 8' 1")

Window to rear, vinyl floor tiles and situated on the second floor.

2.73 x 2.39 metres (9' 0" x 7' 11")

Frosted window to the rear, carept flooring, radiator, W.C, shower over bath and hand wash basin.

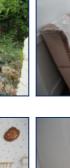
# **Additional Images**







Rear Yard





Dining Room



Kitchen



Dining Room

Bedroom Two



**Bedroom Three** 



Bedroom Four



Rear Yard

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