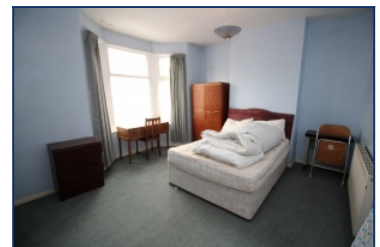


Bryanston Road, Aigburth, L17



For Sale - £199,950

Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: Pending
- No Chain
- Minutes from Aigburth Road, Lark Lane and Sefton Park
- Potential to Add Value
- Served by Excellent Transport Links
- Refurbishment Required
- Quality Local Schools
- Rear Yard with Gated Access
- Local Shops and Amenities
- Ample On Street Car Parking
- Early Viewing Advised!

Further Details

- Tenure: Freehold
- No. of Floors: 2
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Security: Burglar Alarm
- Parking: On Street
- Outside Space: Back Yard
- Heating/Energy: Gas Central Heating

Description

A SPACIOUS 3 BEDROOM 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, 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, dining room and kitchen. To the first floor are two double bedrooms, a single bedroom and a shower room. Externally, there is a rear yard with gated access and ample on street car parking.

The property is in need of refurbishment throughout and represents an exciting opportunity to have everything to your taste!

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

Room Details

Living Room

4.10 x 3.09 metres (13' 6" x 10' 2")

Bay window to the front aspect, radiator and carpet flooring.

Dining Room

3.60 x 2.94 metres (11' 10" x 9' 8")

Window to the rear aspect, radiator and carpet flooring.

Kitchen

3.27 x 2.55 metres (10' 9" x 8' 5")

Window and door to the rear, range of wall and base units and radiator.

Bedroom One

4.25 x 4.19 metres (14' 0" x 13' 9")

Bay window to the front aspect, carpet flooring and radiator.

Bedroom Two

3.23 x 2.70 metres (10' 8" x 8' 11")

Window to the rear, radiator and carpet flooring.

Bedroom Three

2.90 x 2.10 metres (9' 7" x 6' 11")

Radiator, carpet flooring and window to the rear.

Shower Room

1.97 x 1.40 metres (6' 6" x 4' 8")

Frosted window to the rear, shower cubicle, hand wash basin and W.C.

Additional Images



Shower Room



Rear Yard



Kitchen



Dining Room



Bedroom One



Bedroom Two



Bedroom Two



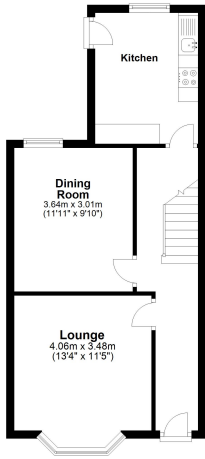
Bedroom Three



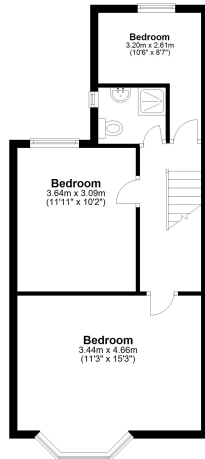
Shower Room

Floor Plans

Ground Floor



First Floor



Total area: approx. 82.2 sq. metres (884.6 sq. feet)

Tel: 0151 727 2469
Fax: 0151 727 4943

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

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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.