

## Errol Street, Aigburth, L17



**For Sale - £200,000 Offers Over**

### Key Features

- 3 Bedroom 2 Bathroom Terraced House
- EPC Rating: C73
- Well Presented Throughout
- Two Separate Reception Rooms
- Modern Fitted Kitchen
- Family Bathroom & Master En-suite Bathroom
- Double Glazing & Gas Central Heating
- Spacious & Contemporary Back Yard
- On Street Car Parking
- Ideal Family Home
- Seconds from Lark Lane, Aigburth Road and Sefton Park
- Served by Excellent Transport Links

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 1,150 square feet / 107 square metres
- 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: Electric Oven, Electric Hob (Ceramic), Dishwasher

### Description

A WELL PRESENTED 3 BEDROOM TERRACE HOUSE BENEFITING FROM TWO BATHROOMS AND A SPACIOUS & CONTEMPORARY BACK YARD

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 three bedrooms (one with an en-suite bathroom) and a family bathroom. Externally, there is a back yard with gated access.

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!

### Additional Images





Kitchen



Dining Room



Dining Room



Dining Room



Hall



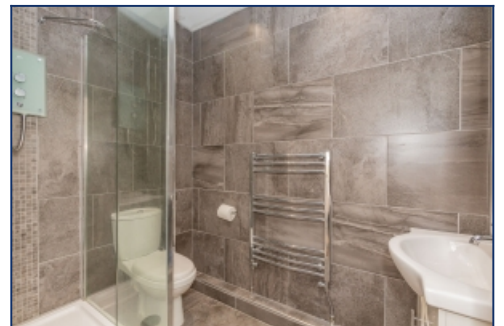
Hall



Master Bedroom



Master Bedroom



En-suite Bathroom



Bedroom 2



Bedroom 2



Bedroom 2



Family Bathroom



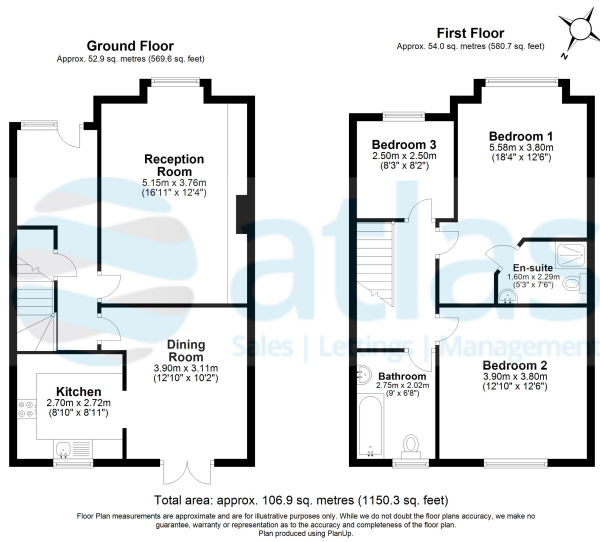
Back Yard



Front Elevation



## Floor Plans



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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.