

## Fulwood Drive, Aigburth, L17



For Sale - £229,950

### Key Features

- 3 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: D67
- Well Presented Throughout
- Modern Fitted Kitchen
- Garage & Driveway Parking
- Quiet & Sought After Location
- Large Rear Garden with Patio Area
- Quality Local Schools
- Served by Good Transport Links
- Local Shops and Amenities
- Double Glazing & Gas Central Heating
- Early Viewing Advised

### Further Details

- Tenure: Leasehold
- No. of Floors: 2
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Security: Burglar Alarm
- Parking: On Street, Off Street, Garage, Driveway
- No. of Parking Spaces: 1
- Outside Space: Patio/Decking, Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Gas Hob, Gas Oven

### Leasehold Details

- Tenure: Leasehold
- Original Lease Term: 999 year(s)
- Service Charge: None
- Ground Rent: Peppercorn
- Leasehold Information: There is no service charge or ground rent to pay, it is a peppercorn lease.

### Description

A WELL PRESENTED 3 BEDROOM SEMI DETACHED HOUSE LOCATED IN THE SOUGHT AFTER 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; to the ground floor there is a porch leading to entrance hallway, living room open plan to the dining room and kitchen. To the first floor there are two double bedrooms, a single bedroom and a good sized family bathroom. Externally there is driveway providing ample off road parking, a garage and to the rear there is a good size garden with patio area.

The property also benefits from double glazing throughout 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

5.20 x 3.83 metres (17' 1" x 12' 7")

Bay window to the front aspect, carpet flooring, under stairs storage cupboard, radiator and open plan aspect to dining room.

### Dining Room

2.90 x 2.30 metres (9' 7" x 7' 7")

UPVC French doors to rear garden, radiator, carpet flooring and access to kitchen.

### W.c

W.C and tiled flooring.

### Kitchen

4.98 x 2.73 metres (16' 5" x 9' 0")

Range of wall and base units, gas hob and oven, extractor hood, window and UPVC door to rear, housing for appliances, tiled flooring, stainless steel sink with mixer tap and access to garage.

### Bedroom One

3.75 x 2.73 metres (12' 4" x 9' 0")

Window to the rear, radiator, carpet flooring and fitted wardrobe.

### Bedroom Two

3.17 x 2.76 metres (10' 5" x 9' 1")

Carpet flooring, radiator, window to the front aspect and fitted storage.

### Bedroom Three

2.12 x 2.05 feet (7' 0" x 6' 9")

Window to the front, radiator and carpet flooring.

### Bathroom

2.15 x 2.03 metres (7' 1" x 6' 8")

Frosted window to the rear, shower over bath, W.C, hand wash basin, chrome towel heater, part tiled walls and flooring.

### Garage

4.75 x 2.39 metres (15' 8" x 7' 11")

Up and over garage door, electrics and access via kitchen.

## Additional Images



Bathroom



Rear Elevation



Living Room



Living Room



Living Room



Kitchen



Kitchen



W.c



Landing



Bedroom One



Rear Garden



Rear Garden

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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.