# Burdett Street, Aigburth, L17

## For Sale - £335,000 Offers Over

### Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: D
- Open-Plan Kitchen Diner with Herringbone Flooring, Modern Kitchen and Fireplace
- Cosy Reception Room with Bay Window and Original Flooring
- Two Double Bedrooms, One with Fitted Wardrobes, Plus a Single Bedroom
- Stylish Bathroom with Bath and Overhead Shower
- Spacious Private Courtyard
- Brand-New Windows with Stylish Shutters
- Hive Smart Heating Throughout Allowing for Independent Heating by Room
- Desirable L17 Location Close to Great Schools and Transport Links

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 86 square metres / 929 square feet
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Heating/Energy: Gas Central Heating

### Description

Brought to the market by Atlas Estate Agents, this charming terraced home on Burdett Street offers a stylish blend of period character and modern living in the highly desirable L17 area of Aigburth.

Arranged over two floors, the property features two inviting reception rooms, the front of which is a cosy space with a bay window and original flooring. To the rear, a superb open-plan kitchen-diner forms the heart of the home, with herringbone flooring, modern fitted units and a feature fireplace.

Upstairs are two generous double bedrooms, one with fitted wardrobes, along with a versatile single bedroom and a smart family bathroom with bath and overhead shower.

Outside, a spacious private courtyard offers an excellent setting for relaxing or entertaining. Brand-new windows with elegant shutters add further appeal throughout.

Perfectly positioned close to excellent schools, transport links and the amenities of Aigburth, this beautifully presented home combines character, comfort and convenience in one of Liverpool's most sought-after locations.

## Additional Images

Bedroom One

Hallway

Kitchen

Kitchen/Diner

Kitchen/Diner

Kitchen/Diner

Kitchen/Diner

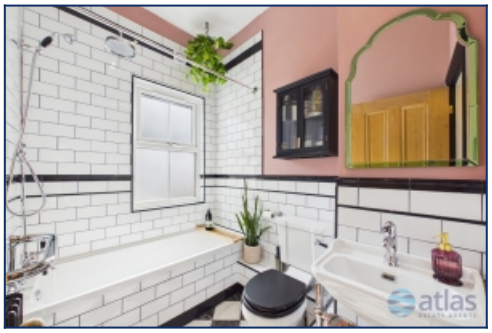
Kitchen/Diner

Bedroom One

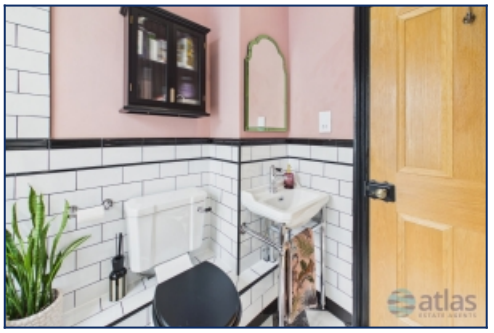
Bedroom Two

Bedroom Two

Bedroom Three


Bathroom

Bathroom


Bathroom

Courtyard

Courtyard

## Floor Plans

Tel: 0151 433 2598
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.