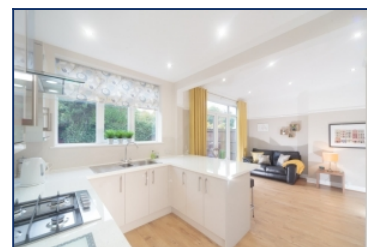
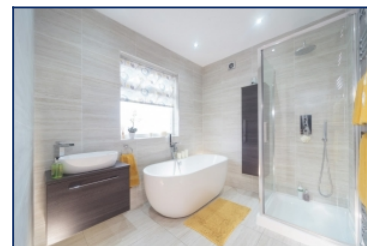
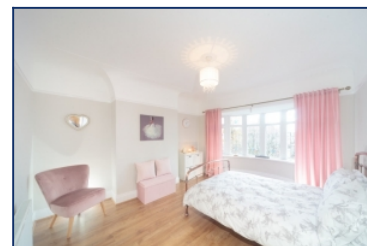


## North Sudley Road, Aigburth, L17



**For Sale - £367,500**

### Key Features

- 3 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: D63
- No Chain - Ready to Move Into!
- Extremely Well Presented Throughout
- Potential for Double Storey Side Extension & Loft Conversion
- Stunning Period Features Throughout
- Three Separate Reception Rooms
- Brand New Modern Fitted Kitchen with Appliances
- Contemporary Family Bathroom with Bath & Shower Enclosure
- Gated Off Street Driveway Parking
- Back Garden with Lawn & Borders
- Sought After South Liverpool Location

### Further Details

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

### Description

A beautiful semi detached house benefiting from an abundance of original character features and a tasteful refurbishment

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, front living room, family room (converted garage), open planing kitchen dining area, downstairs WC and a utility room. To the first floor are two double bedrooms, a single bedroom and a family bathroom. Externally, there is a gated driveway providing off street car parking for 2x cars and a back garden with lawn.

The property benefits from a recent refurbishment which included;

- Re-plastering to majority of ceilings/walls
- New flooring to most areas
- Knock through to create open plan kitchen/diner and French doors to garden
- Brand new kitchen and appliances

- New radiators and doors to majority of rooms

There is also potential for a loft conversion and to build above the single storey side extension.

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

## Room Details

### Hall

Coving, picture rail, under stairs storage, meter cupboards, laminate flooring, timber front door with decorative glazed panels to either side and radiator.

### Living Room

3.83 x 3.74 metres (12' 7" x 12' 4")

Bay window to the front aspect, coving, picture rail, chimney breast, laminate flooring and radiator.

### Family Room

2.69 x 3.85 metres (8' 10" x 12' 8")

Real wood flooring, radiator and window to the front aspect.

### Kitchen / Diner

5.77 x 4.70 metres (19' 0" x 15' 6")

Coving and picture rail to dining area, French doors and window to the garden, laminate flooring, radiators, chimney breast, LED spotlights, range of kitchen wall and base units, laminate worktops, 1.5 bowl sink with mixer tap, gas hob, electric oven and extractor hood.

### Utility Room

2.18 x 2.50 metres (7' 2" x 8' 3")

PVC back door and window to garden, tiled floor, range of wall and base units, laminate worktop, cupboard housing boiler, plumbing for appliances and radiator.

### Downstairs W/C

2.28 x 1.00 metres (7' 6" x 3' 4")

Tiled floor, W/C, wash hand basin, radiator and window to the side aspect.

### Landing

Picture rail, large frosted window to the side aspect, carpet to stairs and laminate flooring to landing.

### Bedroom One

3.62 x 3.79 metres (11' 11" x 12' 6")

Bay window to the front aspect, coving, picture rail, laminate flooring, radiator and chimney breast.

### Bedroom Two

3.65 x 3.64 metres (12' 0" x 12' 0")

Window to the rear aspect, coving, picture rail, radiator, large walk in wardrobe and laminate flooring.

### Bedroom Three

2.23 x 2.41 metres (7' 4" x 7' 11")

Bay window to the front aspect, picture rail, radiator and laminate flooring.

### Bathroom

2.22 x 2.46 metres (7' 4" x 8' 1")

Fully tiled walls and floor, free standing bath with waterfall mixer tap and shower attachment, separate shower enclosure with rain shower and shower attachment, floating wash basin vanity unit, chrome towel rail, frosted window to side aspect, extractor fan, floating storage cupboard, loft access and LED spotlights

### W/C

Part tiled walls, tiled floor, frosted window to the side aspect, W/C, LED spotlights and ventilation.

### Front Garden

Gated driveway featuring border with decorative chippings.

### Back Garden

Lawn, multiple borders, mature trees and shrubs.

## Additional Images



Entrance Hallway



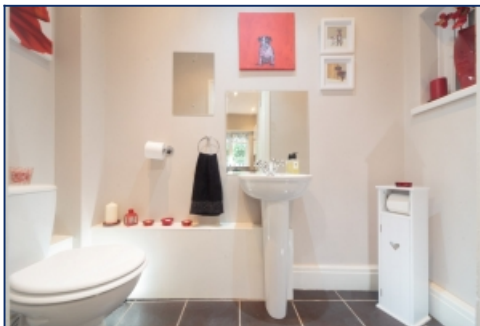
Kitchen / Diner



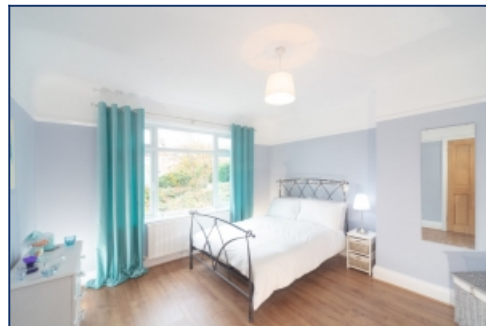
Kitchen / Diner



Utility Room



Downstairs W/C



Bedroom Two



Bedroom Three



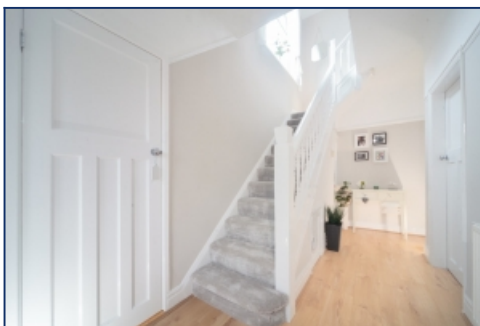
Front Elevation



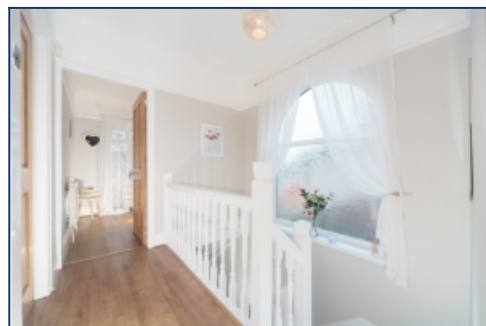
Living Room



Family Room



Hall



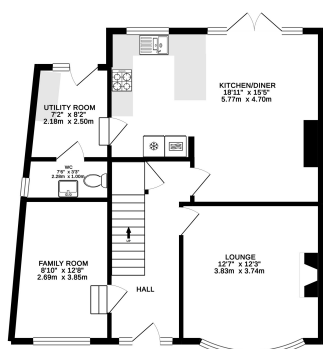
Landing



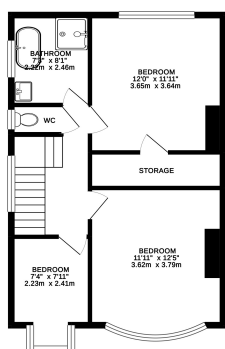
Back Garden

## Floor Plans

GROUND FLOOR 720 sq. ft.  
(66.9 sq. m.)



1ST FLOOR 540 sq. ft.  
(50.2 sq. m.)



TOTAL FLOOR AREA: 1261 sq. ft. (117.1 sq. m.) approx.  
\*These plans 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.



Tel: 0151 727 2469  
Fax: 0151 727 4943

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

Email: [sales@atlasestateagents.co.uk](mailto:sales@atlasestateagents.co.uk)  
Website: [www.atlasestateagents.co.uk](http://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.