

## Cromer Road, Aigburth, L17



**For Sale - £250,000 Offers Over**

### Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: D68
- No Stamp Duty for First Time Buyers
- Beautiful Victorian Terraced Property
- Potential to Knock Through from Dining Room to Kitchen
- Double Glazing & Gas Central Heating
- Back Yard with Gated Access
- On Street Car Parking
- Sought After South Liverpool Location
- Quality Local Schools
- Minutes from Sefton Park & Lark Lane
- Served by Excellent Transport Links

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 99 square metres / 1,068 square feet
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Security: Burglar Alarm
- Parking: On Street
- Outside Space: Back Yard
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob, Fridge, Washing Machine

### Description

A SPACIOUS THREE 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, reception rooms to the front and rear of the property, morning room and a fully fitted kitchen. To the first floor are two double bedrooms, single bedroom and a family bathroom. Externally, there is a rear yard and on street car parking.

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



Additional Images



Kitchen



Bathroom



Morning Room



Kitchen



Kitchen



Kitchen



Hallway



Front Bedroom



Back Bedroom



Bedroom 3



Rear Yard

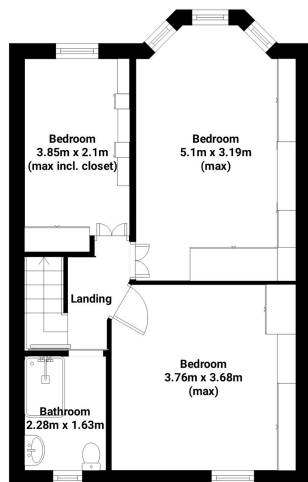
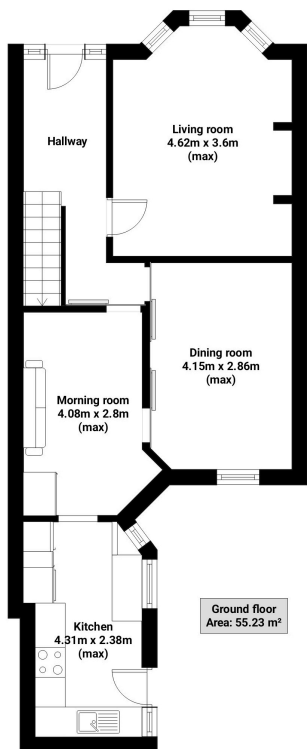


Rear Yard

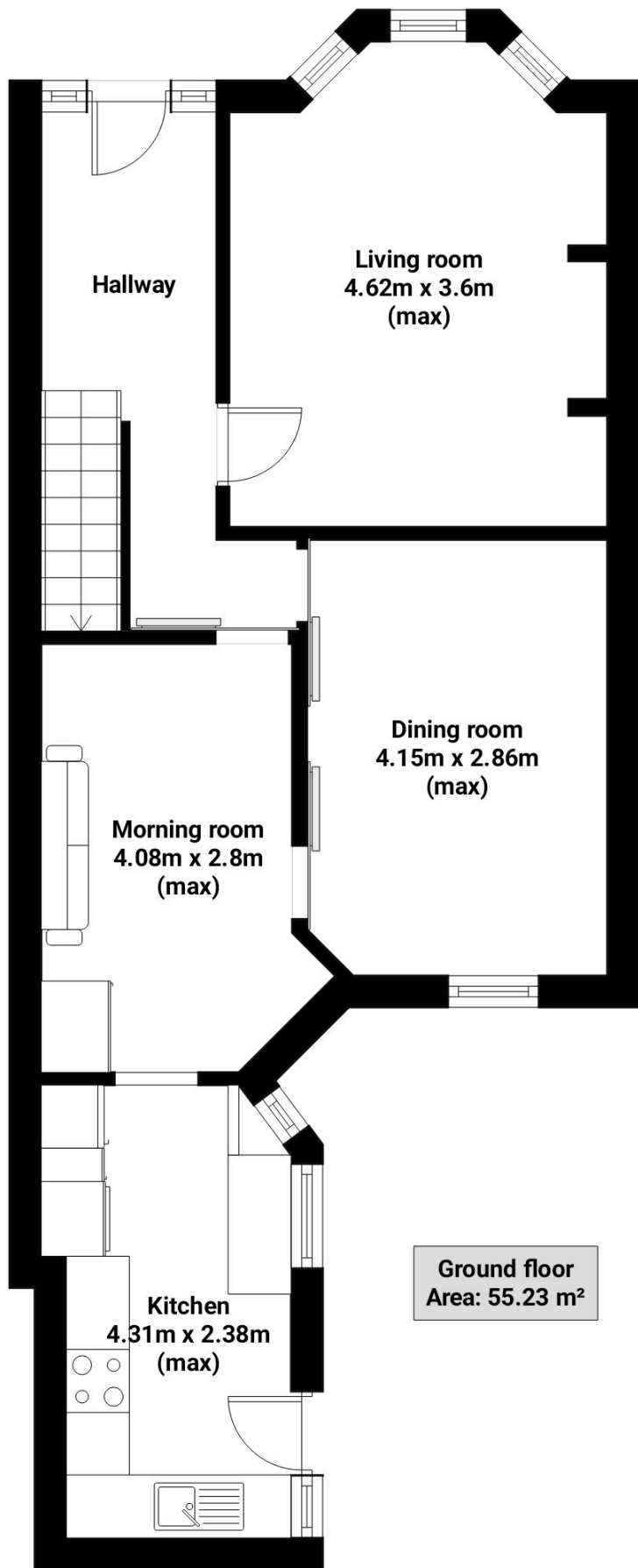


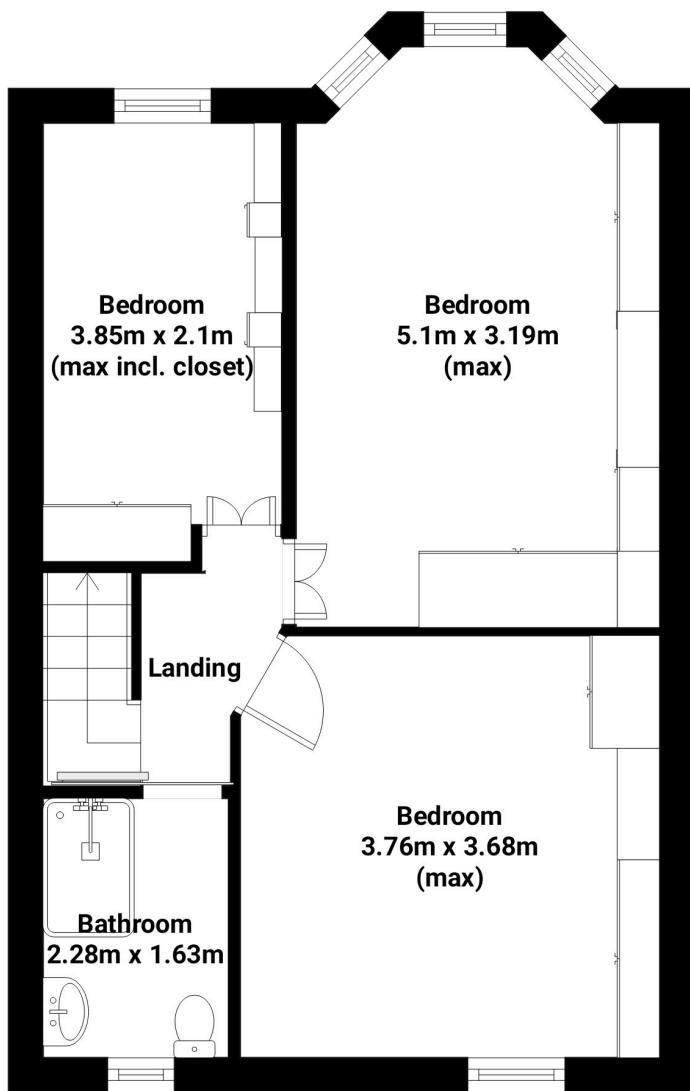
Front Elevation

Floor Plans



First floor  
Area: 43.96 m²





**First floor**  
**Area: 43.96 m<sup>2</sup>**

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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.