

## Lancaster Avenue, Aigburth, L17



For Sale - £679,950

### Key Features

- 6 Bedroom 3 Bathroom Semi-Detached House
- EPC Rating: F38
- No Onward Chain
- Potential For Change Of Use STPP
- Excellent Opportunity To Add Value
- Stunning Period Features Throughout
- Mature Gardens With Raised Decking Area
- Detached Garage With Parking For 3 Cars
- Sought After South Liverpool Location
- Surrounded By Quality Local Schools
- Seconds From Sefton Park And Lark Lane
- Served By Excellent Transport Links

### Further Details

- Tenure: Freehold
- No. of Floors: 4
- Floor Space: 3,929 square feet / 365 square metres
- Council Tax Band: D
- Local Authority: Liverpool City Council
- Parking: On Street, Off Street, Gated, Garage
- No. of Parking Spaces: 3
- Outside Space: Patio/Decking, Front Garden, Back Garden
- Heating/Energy: Gas Central Heating

### Description

A beautiful Victorian semi detached house benefiting from an abundance of original character features

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 outstanding schools and offers excellent road, rail and bus links to Liverpool city centre.

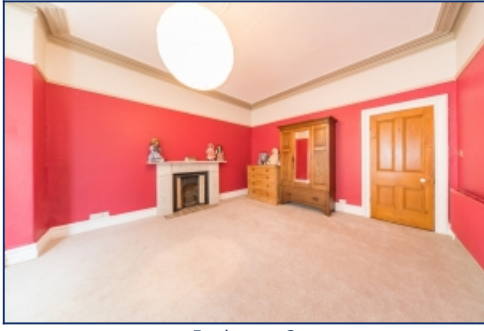
The property briefly comprises of; entrance vestibule, hallway, three reception rooms, kitchen, utility room and a family bathroom. To the first floor are four double bedrooms, a family bathroom and a large storage cupboard (potential for home office). To the second floor are two double bedrooms, a family bathroom and two large storage cupboards. There is also a fully height cellar suitable for conversion. Externally, there is a mature rear garden with a raised decked area and a detached garage which can be accessed from Buckingham Avenue. The garage is accessed via a double roller shutter and can house 3 cars. It benefits from lighting, power and is fully alarmed.

The property also benefits from gas central heating and many original period features.

There is an opportunity for a change of use subject to planning permission.

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

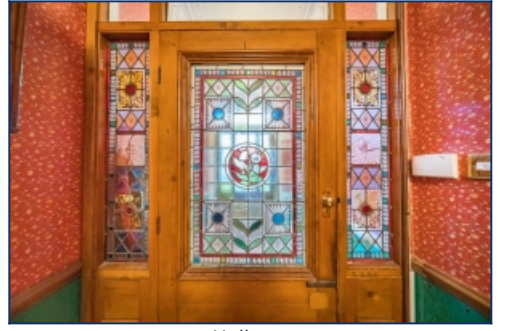
## Additional Images



Bedroom 2



Rear Garden



Hallway



Kitchen



Kitchen



Kitchen



Kitchen



Lounge



Lounge



Lounge



Lounge



Lounge



Reception Room 2



Reception Room 2



Reception Room 2



Reception Room 3



Reception Room 3



Reception Room 3



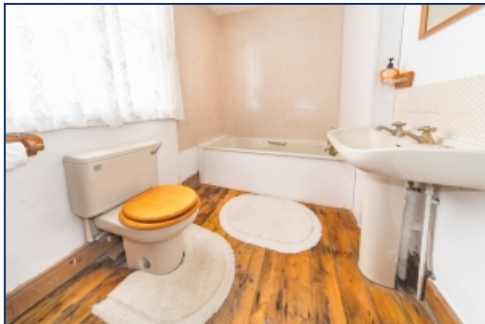
Utility



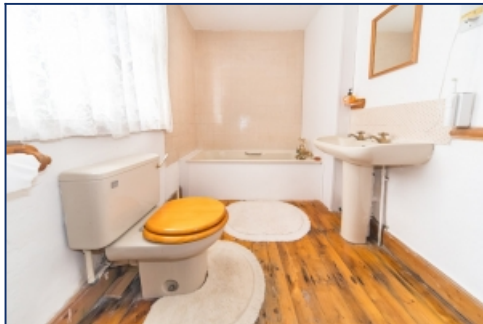
Utility



Utility



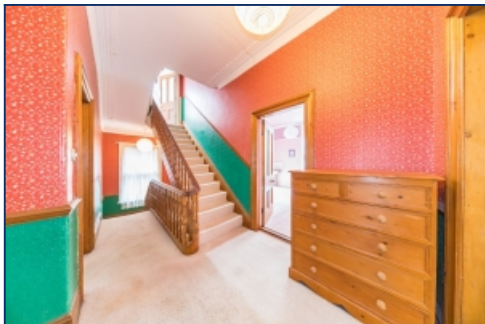
Ground Floor Bathroom



Ground Floor Bathroom



Ground Floor Bathroom



Landing



Master Bedroom



Master Bedroom



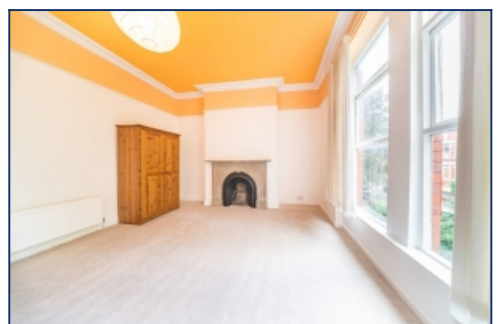
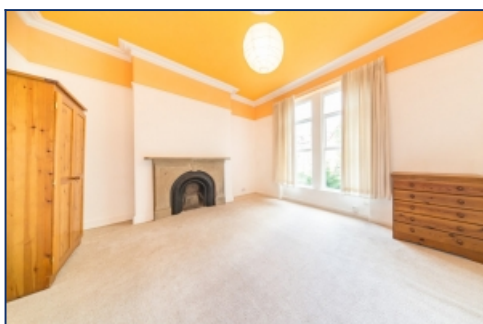
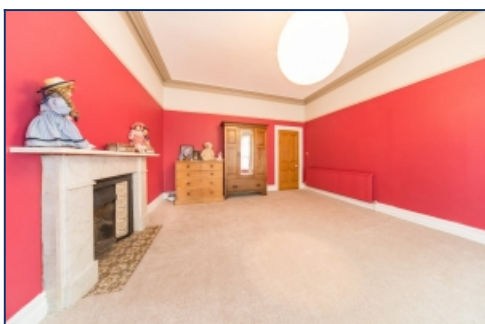
Master Bedroom



Bedroom 2



Bedroom 2



Bedroom 2



Bedroom 3



Bedroom 3



Bedroom 3



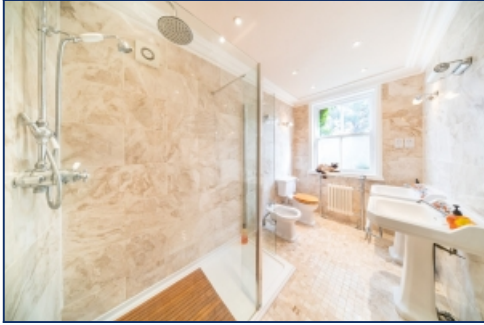
Bedroom 3



Bedroom 4



Bedroom 4



Bedroom 4



Bedroom 4



Main Bathroom



Main Bathroom



Main Bathroom



Attic Room 1



Attic Room 1



Attic Room 1



Attic Room 2



Attic Room 2



Attic Room 2





Attic Bathroom



Attic Bathroom



Rear Garden



Rear Garden



Front Garden



Front Garden



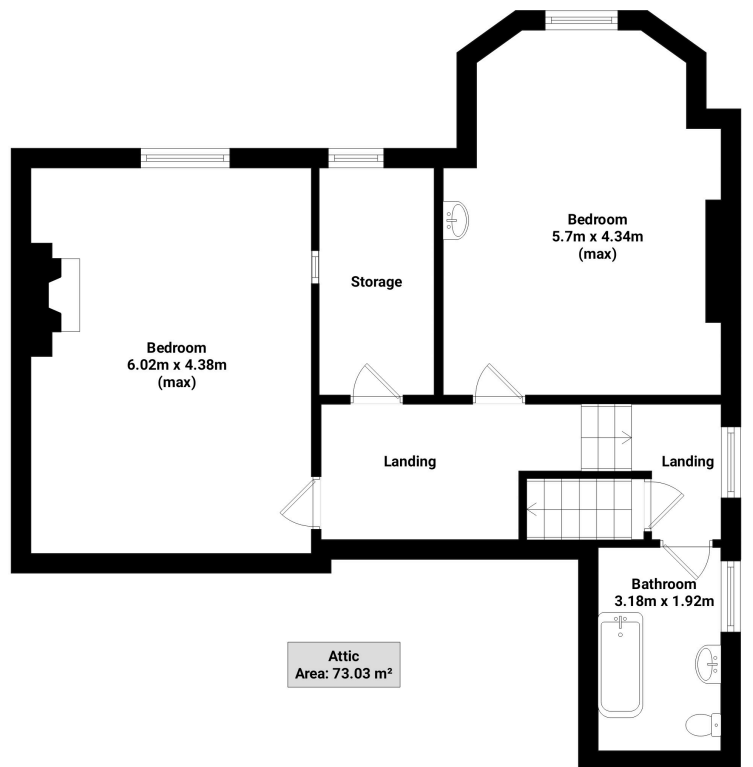
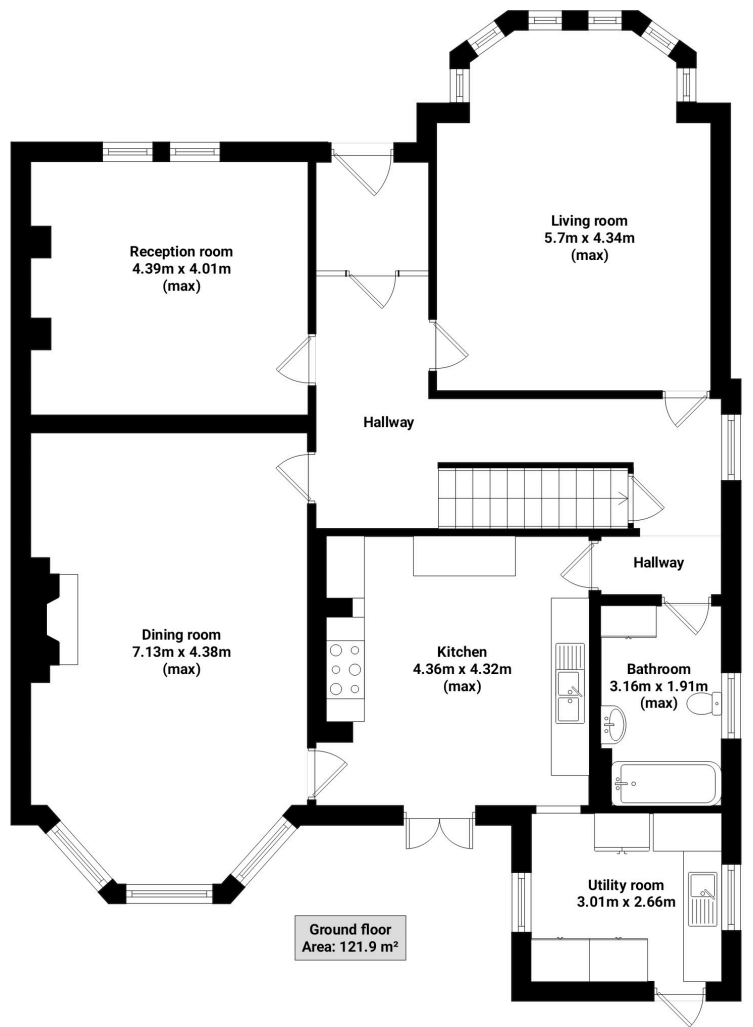
Garage

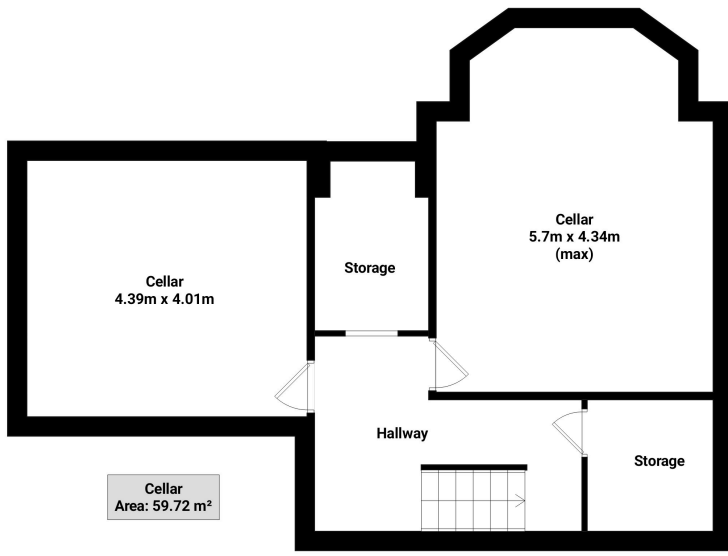


Garage

## Floor Plans







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.