

## Thorntree Close, Aigburth, L17



**For Sale - £249,950 Offers in the Region of**

### Key Features

- 3 Bedroom 1 Bathroom Detached House
- EPC Rating: C73
- No Onward Chain
- Extremely Well Maintained Gardens
- Downstairs W.C
- Sought After South Liverpool Location
- Driveway Parking for 2x Cars
- Cul De Sac Location
- Three Good Sized Bedrooms
- Served by Good Transport Links
- Gas Central Heating & Double Glazing
- Early Viewing Advised!

### Further Details

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

### Description

A WELL PRESENTED THREE BEDROOM DETACHED PROPERTY BENEFITING FROM NO ONWARD CHAIN

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, downstairs W.C, open plan living/dining room and fully fitted kitchen. To the first floor are two double and one single bedroom and a family bathroom. Externally, there is a driveway providing off street car parking for 2x cars and a large landscaped rear garden with lawn and patio area.

The property benefits from partial double glazing 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

4.84 x 3.60 metres (15' 11" x 11' 10")

Bay window to the front aspect, electric fire, radiator, carpet flooring and open plan aspect to dining room.

### Dining Room

4.60 x 2.34 metres (15' 2" x 7' 9")

Carpet flooring, radiator, under stairs storage cupboard and UPVC French doors to the rear.

### Kitchen

2.70 x 2.40 metres (8' 11" x 7' 11")

Range of wall and base units, window to the rear, tiled splash back, has hob and oven, extractor, washing machine, tumble dryer and stainless steel sink with mixer tap.

### W.c

Part tiled walls, W.C and hand wash basin.

### Bedroom One

3.61 x 3.40 metres (11' 11" x 11' 2")

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

### Bedroom Two

3.43 x 2.66 metres (11' 4" x 8' 9")

Fitted wardrobe, window to the front aspect, carpet flooring and radiator.

### Bedroom Three

2.40 x 2.12 metres (7' 11" x 7' 0")

Window to the front aspect, carpet flooring and radiator.

### Bathroom

2.64 x 2.14 metres (8' 8" x 7' 1")

Frosted window to the rear, hand wash basin, W.C, bath, shower cubicle, towel heater, tiled walls and cupboard housing boiler.

## Additional Images



Bathroom



Rear Garden



Entrance



Living Rom



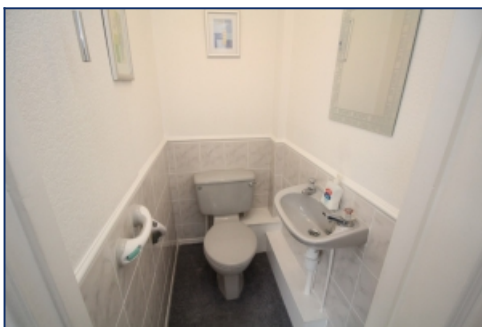
Living Rom



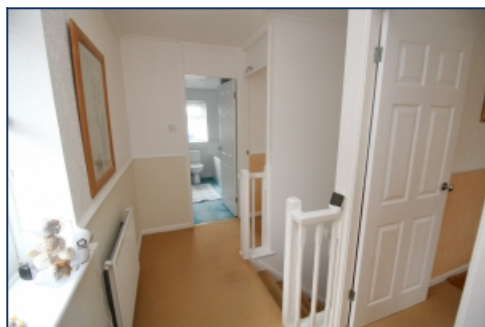
Living Rom



Dining Room



Downstairs W.c



Landing





Bedroom Two



Bedroom Three



Bathroom



Entrance



Rear Garden



Rear Elevation

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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.