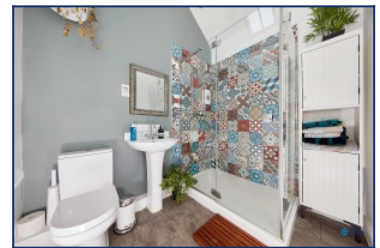


Aigburth Vale, Aigburth, L17



For Sale - £475,000 Offers in Excess of

Key Features

- 3 Bedroom 2 Bathroom Semi-Detached House
- EPC Rating: D
- Prime Aigburth L17 Location with Picturesque Park Views
- Immaculately Presented Semi-Detached Property
- Stylish Open-Plan Kitchen and Dining Area
- Handy Ground Floor W.C.
- Separate Utility Room for Added Convenience
- Generously Sized Second-Floor Lounge
- Useful Basement Offering Additional Storage or Potential
- Three Double Bedrooms Including Master with En-Suite
- Contemporary Shower Room with Quality Fixtures
- Attractive and Well-Kept Rear Garden

Further Details

- Tenure: Freehold
- No. of Floors: 4
- Floor Space: 1,572 square feet / 146 square metres
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Parking: On Street
- Outside Space: Back Garden
- Heating/Energy: Double Glazing
- Appliances/White Goods: Cooker (Electric), Hob (Gas), Fridge, Dishwasher

Description

Immaculately Presented Semi-Detached Home in Sought-After Aigburth L17

Brought to the market by Atlas Estate Agents, this beautifully appointed semi-detached property is nestled in the ever-popular Aigburth Vale, L17 – a location renowned for its leafy surroundings, excellent amenities, and proximity to the vibrant Lark Lane and the waterfront. Better still, the stunning Sefton Park is just a short stroll away, and certain rooms enjoy lovely views overlooking the park's lush greenery, bringing a sense of calm and natural beauty right into the home.

Spanning four well-designed floors and offering approximately 146 m² / 1,572 ft² of living space, this stylish home provides an exceptional balance of space, functionality, and comfort.

The ground floor welcomes you with a bright entrance hallway that leads to a convenient W.C., a dedicated laundry room, and an open-plan kitchen/living area featuring a modern, fully integrated kitchen with ample dining space – perfect for both everyday living and entertaining.

On the first floor, you'll find a spacious reception room to the front of the property and an additional living area to the rear, providing flexible options for family life or entertaining. This floor also includes a double bedroom with an en-suite shower room, ideal as a guest suite or private retreat.

The second floor hosts two further well-proportioned double bedrooms, both filled with natural light, along with a modern family bathroom complete with stylish fittings and finishes.

The basement level offers an excellent additional space - currently used for storage but ideal for conversion into a home gym, cinema room, playroom or office, subject to the relevant permissions.

Externally, the property boasts a well-maintained rear garden - an inviting space for relaxing, dining or entertaining on sunny days.

With its versatile layout, modern interiors, and an enviable location just a stone's throw from Sefton Park, this exceptional home offers the very best of suburban living with easy access to city life. Early viewing is highly recommended to fully appreciate all it has to offer.

Additional Images



Garden



Hallway



Hallway



Kitchen/Living/Dining Area



Kitchen/Living/Dining Area



Kitchen/Living/Dining Area



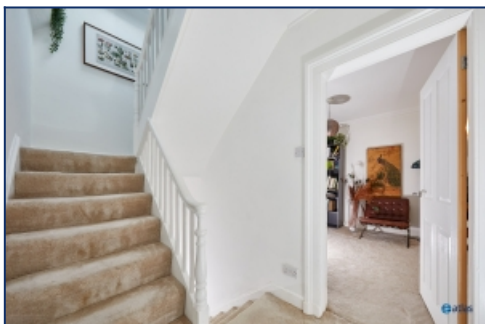
Utility Space



W.c



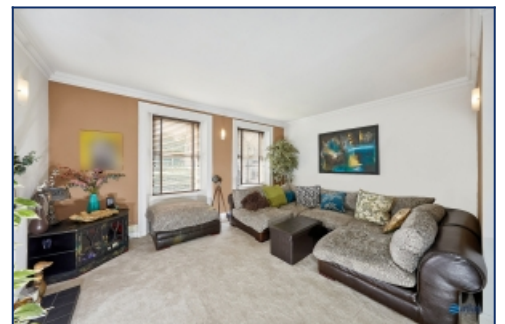
Landing



Landing



Lounge



Lounge



Lounge



Bedroom



Bedroom



En-suite



Landing



Bedroom



Bedroom



Garden

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
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.