

Ashbourne Road, Aigburth, L17



For Sale - £250,000 Offers Over

Key Features

- 4 Bedroom 1 Bathroom Terraced House
- EPC Rating: C69
- Extremely Well Presented - Recently Refurbished
- Downstairs W/C
- Large Modern Fitted Kitchen with Appliances
- Sought After South Liverpool Location
- Quality Local Schools
- Double Glazing & Gas Central Heating
- Close to Sefton Park & Lark Lane
- Served by Excellent Transport Links
- Local Shops and Amenities
- Early Viewing Advised!

Further Details

- Tenure: Freehold
- No. of Floors: 2
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Parking: On Street
- Outside Space: Back Yard
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Fridge/Freezer, Washing Machine, Dishwasher

Description

A RECENTLY REFURBISHED FOUR BEDROOM TERRACED PROPERTY SITUATED IN THE POPULAR SOUTH LIVERPOOL LOCATION OF AIGBURTH, L17.

Aigburth is 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 and St Margaret's Academy, and offers excellent rail and bus links to Liverpool city centre.

The accommodation briefly comprises of; entrance vestibule, entrance hallway, living room, downstairs W.C, open plan lounge/diner and kitchen. To the first floor are four double bedrooms and a family bathroom. Externally there is a paved back yard with gated access.

The property also benefits from double glazing and gas central heating.

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

Room Details

Living Room

4.37 x 4.19 metres (14' 5" x 13' 9")

Bay window to the front aspect, wood laminate flooring, picture rail, ceiling rose, feature fireplace and radiator.

Lounge/Diner

4.37 x 6.19 metres (14' 5" x 20' 4")

Radiator, wood laminate flooring, French doors leading to rear yard, open plan aspect to kitchen, built in

Kitchen

4.69 x 2.35 metres (15' 5" x 7' 9")

Range of grey gloss wall and base units, laminate worktops, extractor hood, double gas hob and oven, built in dishwahser and washing machine, American fridge freezer, windows to the rear, tiled splashback, skylight, wood laminate floor, resin sink and pull out spray mixer tap.

Downstairs W.c

0.90 x 2.20 metres (3' 0" x 7' 3")

W.C, sink with mixer tap and chrome towel rail.

Bedroom One

4.36 x 3.80 metres (14' 4" x 12' 6")

Bay window to the front aspect, carpet flooring, ceiling rose, picture rail and radiator.

Bedroom Two

4.38 x 3.67 metres (14' 5" x 12' 1")

Carpet flooring, built in wardrobe, window to the rear and radiator.

Bedroom Three

2.97 x 2.24 metres (9' 9" x 7' 5")

Window to the front aspect, carpet flooring and radiator.

Bedroom Four

2.32 x 2.38 metres (7' 8" x 7' 10")

Carpet flooring, radiator and window to the rear aspect.

Bathroom

2.37 x 1.50 metres (7' 10" x 5' 0")

Floor to ceiling tiles, W.C, pedestal hand wash basin, frosted window to the rear, bath, rainfall shower, shower screen, chrome towel rail and loft access.

Additional Images



Bathroom



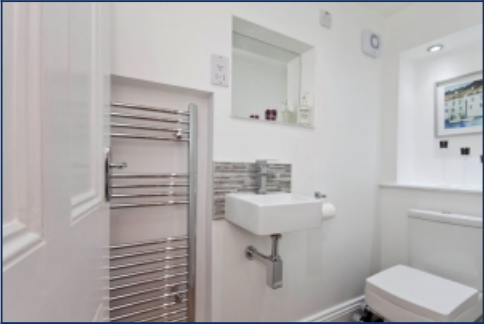
Living Room



Entrance



Hallway



Downstairs W.c



Lounge/ Diner



Lounge/ Diner



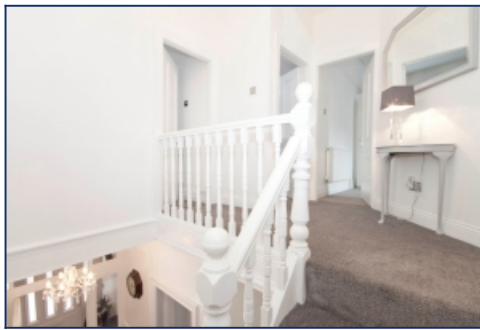
Lounge/ Diner



Lounge/ Diner



Kitchen



Landing



Landing



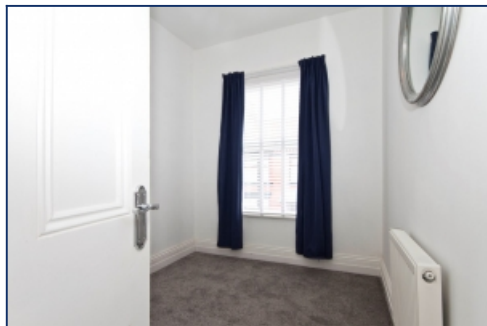
Bedroom One



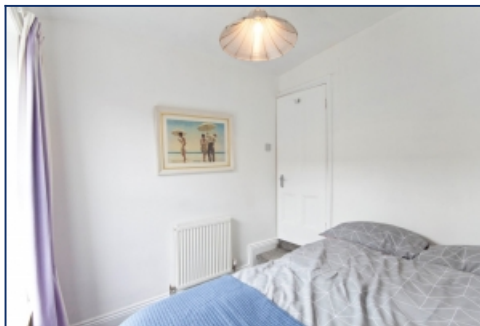
Bedroom Two



Bedroom Two



Bedroom Three



Bedroom Four



Rear Yard



Rear Yard

Floor Plans



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.