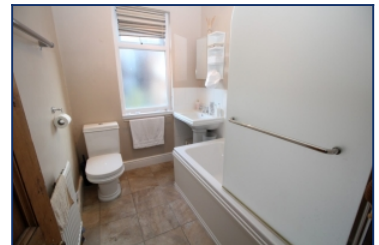


## Wingate Road, Aigburth, L17



**For Sale - £225,000 Offers in the Region of**

### Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: D66
- No Chain - Ready to Buy!
- Sought After South Liverpool Location
- Many Original Period Features
- Two Separate Reception Rooms
- Double Glazing & Gas Central Heating
- Rear Yard with Gated Access
- Served by Excellent Transport Links
- Quality Local Schools
- Minutes from Aigburth Road, Lark Lane & Sefton Park
- 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

### Description

A WELL PRESENTED 3 BEDROOM TERRACED HOUSE SITUATED IN THE SOUGHT AFTER SUBURB OF AIGBURTH, L17 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 accommodation briefly comprises of; entrance hallway, front living room, dining room, modern fitted kitchen and utility room. To the first floor are two double bedrooms, a single bedroom and a family bathroom. Externally there is a back yard with gated access and an outhouse with mains power.

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

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

### Room Details

#### Living Room

4.35 x 3.66 metres (14' 4" x 12' 1")

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

### Dining Room

4.27 x 2.86 metres (14' 1" x 9' 5")

Window to the rear aspect, hardwood flooring, built in display cabinet and radiator.

### Kitchen

3.34 x 2.48 metres (11' 0" x 8' 2")

Window to the rear aspect, tiled floor, laminate worktops, range of wall and base units, plumbing for appliances, tiled splashback, stainless steel sink with mixer tap and UPVC door providing access to the rear yard.

### Bedroom One

4.87 x 3.32 metres (16' 0" x 10' 11")

Bay window to the front aspect, carpet flooring and radiator.

### Bedroom Two

3.93 x 3.90 metres (12' 11" x 12' 10")

Window to the rear aspect, built in storage, cupboard housing boiler, carpet flooring and radiator.

### Bedroom Three

3.12 x 2.09 metres (10' 3" x 6' 11")

Window to the front aspect, radiator and carpet flooring.

### Bathroom

2.49 x 1.79 metres (8' 3" x 5' 11")

Tiled floor and part tiled walls, shower over bath, shower screen, W.C, hand wash basin, frosted window to the rear aspect and radiator.

## Additional Images



Rear Yard



Bedroom Two



Living Room



Fireplace



Dining Room



Bedroom One



Rear Yard

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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.