

Tramway Road, Aigburth, L17



For Sale - £229,950 Offers in the Region of

Key Features

- 2 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: B84
- No Chain
- Modern Fitted Kitchen & Bathroom
- Front & Rear Gardens
- Driveway Parking for 2x Cars
- Downstairs W.C
- Served by Excellent Transport Links
- Seconds from Aigburth Road, Lark Lane & Sefton Park
- Surrounded by Quality Local Schools
- Gas Central Heating & Double Glazing
- Early Viewing Advised!

Further Details

- Tenure: Leasehold
- No. of Floors: 2
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Ground Rent: £250 per annum
- Security: Burglar Alarm
- Parking: On Street, Off Street, Driveway
- No. of Parking Spaces: 2
- Outside Space: Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/01/2017 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 31/12/3015 (approx)
- Lease Term Remaining: 991 year(s) (approx)
- Service Charge: None
- Ground Rent: £250 per annum

Description

FULLY AVAILABLE

A STUNNING 2 BEDROOM TERRACE HOUSE BENEFITING FROM OFF STREET PARKING AND A GOOD SIZE BACK GARDEN WITH LAWN AND PATIO AREA

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 5* rated Sudley Junior School, Auckland College and St Margaret's Academy, and offers excellent rail and bus links to Liverpool city centre.

The accommodation briefly comprises of; entrance hallway, modern fitted kitchen, large open plan living/dining room, downstairs W/C and a generous back garden featuring a lawn, patio and gated access to the side. To the first floor are two double bedrooms and a family bathroom.

The property also benefits from double glazing, gas central heating, front and back driveway parking and high standard of finish throughout.

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

Additional Images



Bathroom



Rear Garden



Kitchen



Kitchen



Downstairs W.c



Bedroom One



Bedroom Two



Bedroom Two



Rear Garden

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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.