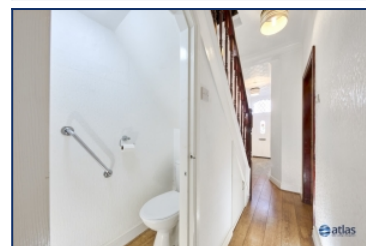


## Bryanston Road, Aigburth, L17



**For Sale - £210,000 Offers in Excess of**

### Key Features

- 2 Bedroom 1 Bathroom Terraced House
- EPC Rating: D
- No Onward Chain
- Opportunity to Add Value Through Light Refurbishment
- Large Open Plan Reception Room
- Two Spacious Bedrooms
- Large Family Bathroom and Convenient Downstairs W.C
- On Street Car Parking
- Private Gated Courtyard
- Close to Local Green Spaces - Minutes Walk to Both Sefton and Princes Park
- Close to Excellent Schools - Great Transport Links
- Beautifully Presented Family Home in Prestigious L17

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 83 square metres / 898 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Parking: On Street
- Outside Space: Back Yard
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob

### Description

Introducing a gem nestled in the heart of Aigburth, L17, brought to you by Atlas Estate Agents. Welcome to Bryanston Road, where an inviting terraced house awaits, boasting charm and potential.

Step inside to discover a delightful kitchen, perfect for culinary adventures, leading seamlessly into a spacious reception room, offering ample space for relaxation and entertaining. With accommodation thoughtfully spread over two floors, this home provides a cozy sanctuary for any family.

Upstairs, you'll find two generously sized bedrooms, ideal for peaceful slumber, accompanied by a large family bathroom, promising relaxation and rejuvenation after a long day.

The absence of an onward chain ensures a smooth transition, while the opportunity for value enhancement through light refurbishment presents endless possibilities for personalization and investment.

Outside, indulge in the luxury of on-street car parking and revel in the privacy of your own gated courtyard, a serene retreat for morning coffees or alfresco dining.

Embrace the tranquility of the surrounding green spaces, with Sefton and Princes Park just minutes away, offering a refreshing escape from city life. Plus, benefit from the convenience of excellent local schools and superb transport links, ensuring both practicality and prestige.

Presented immaculately, this property epitomizes the essence of a beautifully crafted family home in the esteemed L17 postcode. Don't miss the chance to make this your own slice of paradise.

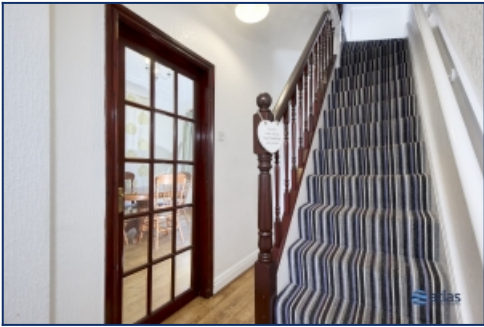
Additional Images



Kitchen



Courtyard



Staircase



Reception Room



Reception Room



Kitchen



Bedroom 1



Bedroom 1



Bathroom



Bathroom



Courtyard

Floor Plans



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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.