

## Rimmington Road, Aigburth, L17



**For Sale - £229,950**

### Key Features

- 4 Bedroom 2 Bathroom Terraced House
- EPC Rating: D65
- Extremely Well Presented Accommodation
- Modern Fitted Kitchen with Integrated Appliances
- Contemporary Family Bathroom & En-suite to Loft Bedroom
- Loft Conversion Featuring Master Bedroom with En-suite Bathroom
- Many Period Features Retained Throughout
- Two Separate Reception Rooms
- Sought After South Liverpool Location
- Surrounded by Quality Local Schools
- Minutes from Lark Lane, Sefton Park & Aigburth Road
- Excellent Transport Links

### Further Details

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

### Description

AN EXTREMELY WELL PRESENTED 4 BEDROOM TERRACED PROPERTY BENEFITING FROM A LOFT CONVERSION FEATURING MASTER BEDROOM AND EN-SUITE BATHROOM

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, back dining room and a kitchen. To the first floor are two double bedrooms, a single bedroom and a family bathroom. To the second floor is a master bedroom with en-suite bathroom. Externally there is a back yard with gated access.

The property also benefits from double glazing, gas central heating (brand new boiler) 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

#### Entrance Hall

5.06 x 2.06 metres (16' 8" x 6' 10")  
Modern solid wood door with leaded window, laminate flooring, carpeted stairs, dado rail, decorative ceiling moulding, spindle staircase, original newel post and alarm panel.

**Living Room**

4.80 x 3.50 metres (15' 9" x 11' 6")  
Partial glazed door, decorative ceiling moulding, deep skirting boards, fitted carpet, double radiator, feature flush fitting gas fire, picture rail, drop pendant light fitting, bay window, double glazed UPVC window and alarm sensor.

**Dining Room**

3.90 x 3.22 metres (12' 10" x 10' 7")  
Partial glazed door, laminate flooring, wall lighting, radiator, drop pendant light fitting, brush steel light switch, double glazed UPVC Patio doors onto rear courtyard and alarm sensor.

**Kitchen**

2.98 x 2.04 metres (9' 10" x 6' 9")  
Range of modern wall and base litchen units with stainless steel fittings, double stainless steel sink, halogen light fittings, laminate marble effect worktop, 5 ring gas hob, electric oven with separate grill, integrated fridge & freezer, integrated extractor hood, ceramic floor tiles, modern panel ceiling, space for washing machine, modern condensing combi boiler and double glazed UPVC window.

**Landing**

2.98 x 2.01 metres (9' 10" x 6' 8")  
Spindle staircase and original newel post, carpet flooring, drop pendant light and smoke alarm.

**Bedroom One**

4.77 x 3.30 metres (15' 8" x 10' 10")  
Panel door, fitted carpet, single radiator, double glazed UPVC bay window, triple range of fitted wardrobes and dressing table.

**Bedroom Two**

4.03 x 3.36 metres (13' 3" x 11' 1")  
Panel door, laminate flooring, drop pendant light, double glazed UPVC Window and single radiator.

**Bedroom Three**

2.62 x 2.00 metres (8' 8" x 6' 7")  
Panel door, laminate flooring, double glazed UPVC window and drop pendant light fitting.

**Bathroom**

2.28 x 1.92 metres (7' 6" x 6' 4")  
Panel wood door, vinyl flooring, fully tiled walls, chrome radiator, recessed halogen ceiling lighting, white bathroom suite, bath with chrome mixer taps and integrated shower appliance, wood effect bath panel, modern wood effect storage with chrome fittings and integrated toilet and basin, additional storage cupboard, panel ceiling and double glazed UPVC window.

**Bedroom Four**

4.93 x 4.76 metres (16' 3" x 15' 8")  
Solid wooden door, fitted carpet, double radiator, double glazed UPVC window to rear and a Velux window, wood framed with integrated blind.

**En Suite**

2.12 x 1.18 metres (7' 0" x 3' 11")  
Solid wooden door, white toilet and basin with chrome fittings, white splashback tiling, shower cubicle with folding door and vinyl flooring.

**External Rear**

Outside store room

**Additional Images**



Bathroom



Hallway



Hallway





Living Room



Dining Room



Dining Room



Kitchen



Landing



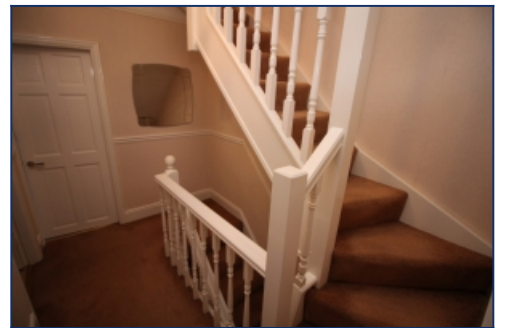
Bedroom One



Bedroom Two



Bedroom Two



Landing



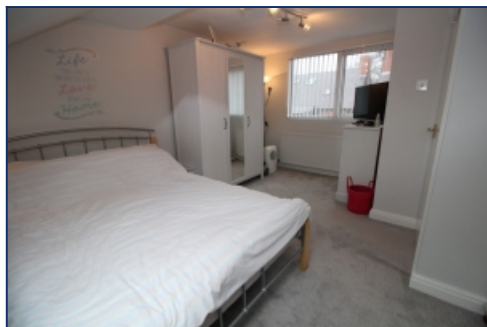
Loft Bedroom



Loft Bedroom



Loft Bedroom



Loft Bedroom

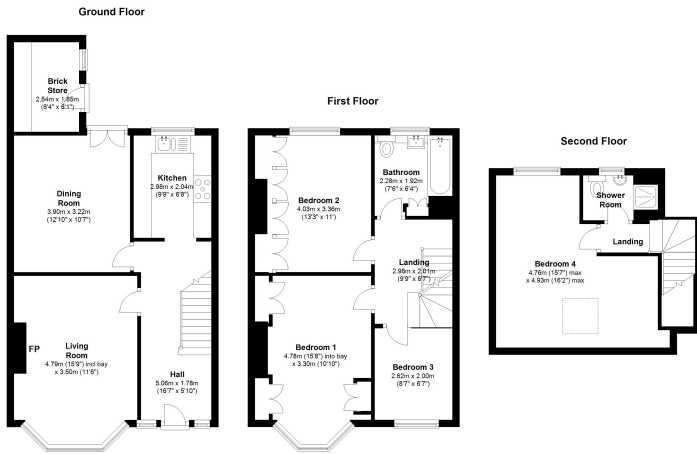


En Suite



Rear Yard

## Floor Plans



Floor plans are intended to give a general indication of the proposed layout only. All images and dimensions are not intended to form part any contract or warranty.  
Plan produced using PlanUp.

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