

## Lugard Road, Aigburth, L17



**For Sale - £280,000 Offers Over**

### Key Features

- 3 Bedroom 1 Bathroom End of Terrace House
- EPC Rating: D61
- Attractive End Terrace in Sought After Location L17
- Lovely, Modern Open Plan Kitchen Diner
- Log Burner in Front Reception Room
- Excellent Location - Close to Great Schools
- Beautiful Modern Bathroom with Underfloor Heating
- Beautiful Original Features Retained - Original Floorboards
- Three Well-Appointed Bedrooms
- Cast Iron Fireplace to 2nd Reception Room
- Yard Has Great Potential
- 8 Minute Walk to Aigburth Road/Lark Lane & Sefton Park

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 100 square metres / 1,076 square feet
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Parking: On Street
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob, Fridge/Freezer

### Description

Introducing a gem brought exclusively to the market by Atlas Estate Agents - a captivating End of Terrace House awaiting its next fortunate owner. Nestled within the coveted enclave of Lugard Road, Aigburth, L17, this property presents a remarkable opportunity to embrace a lifestyle of comfort and elegance.

Spanning across 100 square meters, this home boasts an inviting ambiance with its cleverly arranged accommodation spread gracefully over two floors. Step inside and be greeted by a fusion of contemporary design and charming original features, where the allure of history harmoniously meets modernity.

The heart of this residence is a culinary haven, a modern open-plan Kitchen Diner that beckons both aspiring chefs and culinary enthusiasts alike. Imagine the aroma of home-cooked delicacies filling the air as you entertain and gather with loved ones.

For those seeking respite and relaxation, envision cosy evenings by the warmth of the log burner nestled within the Front Reception Room, creating an atmosphere of tranquillity and indulgence.

The allure continues as you explore the second reception room, adorned with an enchanting cast-iron fireplace that adds a touch of sophistication and serves as a testament to the property's rich character.

The journey continues to the upper level, where three well-appointed bedrooms await, each promising comfort and privacy. Original floorboards grace these spaces, preserving the historical charm and timeless appeal of the home.

The Bathroom is a true masterpiece, marrying modern luxury with thoughtful design. Indulge in the embrace of underfloor heating as you unwind in this beautiful space, enveloped in an atmosphere of sheer indulgence.

The allure of this property extends beyond its walls, as the outdoor space holds incredible potential, awaiting your creative touch to transform it into a personalized oasis.

Embracing an exceptional location, the property stands within an 8-minute stroll from Aigburth Road and Lark Lane, two vibrant hubs offering a plethora of dining, shopping, and entertainment options. With Sefton Park as your backyard, nature's beauty is at your doorstep, providing a haven for leisurely strolls and outdoor activities.

Families will appreciate the proximity to esteemed schools, ensuring an enriching educational journey for the young ones.

Don't miss your chance to own this attractive End Terrace, where history, style, and location seamlessly converge. Contact Atlas Estate Agents today to embark on the journey towards making this enchanting property your very own.

Additional Images



Reception Room



Kitchen



Entrance/Hallway



Landing



Bedroom



Yard

Floor Plans



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