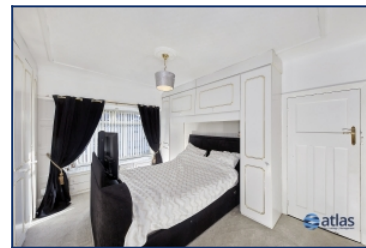


Larkfield Road, Aigburth, L17



For Sale - £330,000 Offers in Excess of

Key Features

- 3 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: D67
- No Onward Chain
- Extremely Well Presented & Maintained
- Extensive Spacious Ground Floor - Three Reception Rooms
- Modern Kitchen
- Large Garage in Garden
- Modern Bathroom
- Driveway Parking
- Perfect Location - 10 Minute Walk to Sefton Park
- Sizeable Family Home
- Available Immediately - Viewings Highly Recommended

Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 133 square metres / 1,429 square feet
- Council Tax Band: D
- Local Authority: Liverpool City Council
- Parking: Off Street, Driveway
- Outside Space: Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob

Description

Welcome to a residence of timeless elegance and modern comfort, proudly presented by Atlas Estate Agents. This semi-detached house is a testament to the art of fine living, nestled in the heart of Aigburth on Larkfield Road, L17.

The accommodation, thoughtfully arranged over two floors, boasts a harmonious blend of classic charm and contemporary style. With no onward chain, this property invites you to make it your own without delay.

The heart of the home is a modern kitchen, a culinary haven that effortlessly combines functionality with aesthetic appeal. Three reception rooms beckon, each radiating warmth and providing the perfect backdrop for both intimate gatherings and grand celebrations.

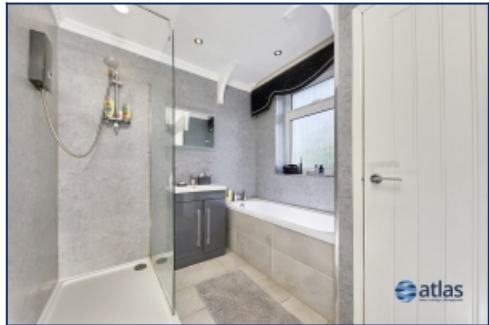
Three generously proportioned bedrooms await on the upper floor, ensuring ample space for rest and rejuvenation. The modern bathroom offers a sanctuary of relaxation, promising a daily escape from the hustle and bustle.

As you explore further, discover the convenience of driveway parking and a large garage discreetly nestled in the garden, providing not only shelter for your vehicles but also additional storage space. The exterior is a canvas of serenity, offering a private haven for outdoor activities.

The property's location is nothing short of perfect, with Sefton Park just a leisurely 10-minute stroll away. Embrace the vibrancy of the area while relishing the tranquility of your new abode. Whether it's the extensive ground floor, the sizeable family home, or the immediate availability, this residence is a rare gem waiting to be cherished.

In summary, this home stands as a testament to quality and care, an embodiment of sophistication and functionality. Available immediately, we highly recommend indulging in a viewing to fully appreciate the allure of this residence. Contact Atlas Estate Agents today to embark on a journey towards calling this exquisite property your own.

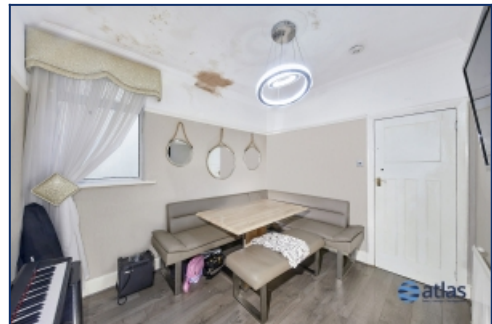
Additional Images



Bathroom & Toilet



Garden



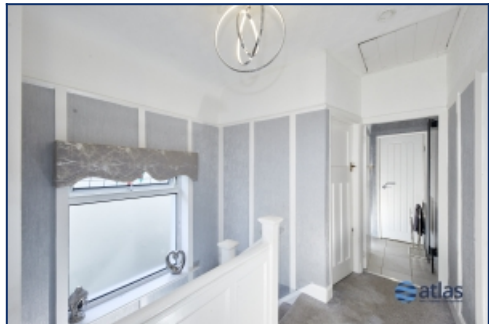
Dining Area



Kitchen



Kitchen



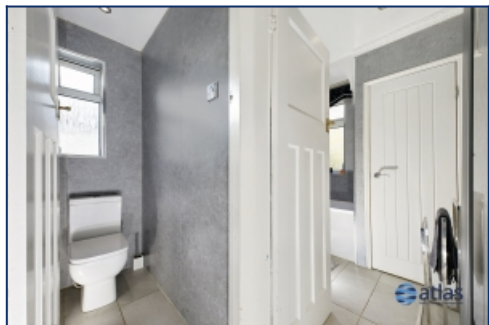
Landing



Bedroom 2



Bedroom 3



Bathroom & Toilet



Garden



Garden

Floor Plans

 <p>Ground Floor Building 1</p>	 <p>Floor 1 Building 1</p>	 <p>Approximate total area⁽¹⁾ 132.73 m² 1428.68 sq ft</p>
 <p>Ground Floor Building 2</p>		<p>(1) Excluding balconies and terraces</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>GRAPPE 340</p>

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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.