



## 43 Wingate Road, Liverpool, L17 0AZ

### Offers Over £310,000

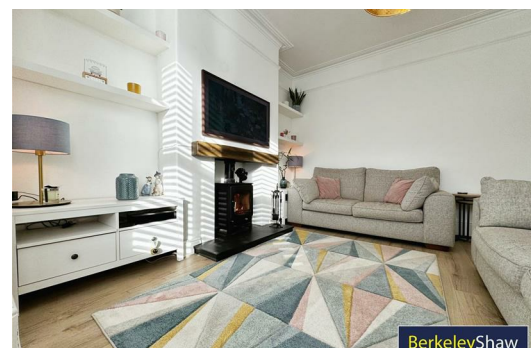
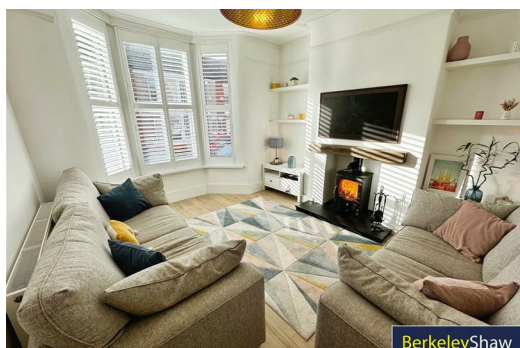
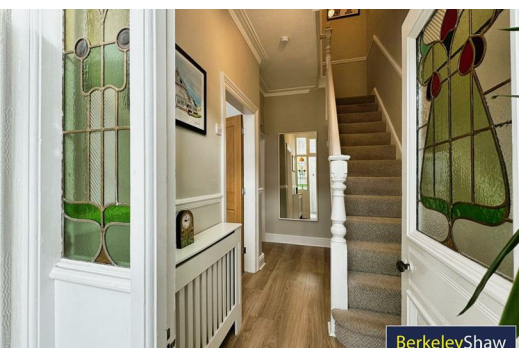
If you're searching for a beautifully maintained three-bedroom terraced property in the highly desirable Aigburth area, this could be the home for you. Perfect for first-time buyers, professionals, downsizers, or families, this charming home is ideally located within walking distance of the highly rated Sudley School and a fantastic selection of shops, restaurants, bars, and excellent transport links.

Step into the bright and airy vestibule, where you're greeted by a stunning set of stained glass windows and a door that leads into a spacious, welcoming hallway. To the left, the warm and inviting living room provides the perfect space to relax, featuring a log burner, built-in shelving, shutter blinds, and a large bay window that fills the room with natural light.

The newly fitted open-plan kitchen diner is an entertainer's dream, with a central island, quartz worktops, integrated wine cooler, and a range of high-quality appliances. The space exudes luxury and is further enhanced by French doors leading out to the beautifully maintained rear yard, seamlessly blending indoor and outdoor living.

The rear yard offers a paved seating area, artificial turf, and gated access to the rear alley, making it both low-maintenance and practical.

Upstairs, the property features three well-proportioned bedrooms and a stylish, four-piece bathroom with both a separate bathtub and shower unit.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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