



**Aigburth House Aigburth Vale, Liverpool L17 0HG**



**welcome to**

**Aigburth House Aigburth Vale, Liverpool**

We are delighted to showcase for sale this lovely two bedroom top floor apartment, located within the desirable Aigburth House Development in Aigburth, L17, across the road from Sefton Park.



### **Entrance Hall**

Door to the front, storage cupboard has loft access, and radiator.

### **Lounge**

11' 7" x 21' 7" ( 3.53m x 6.58m )

Double glazed patio doors, telephone connection point, television connection point and two radiators,

### **Kitchen**

11' 6" x 9' 9" ( 3.51m x 2.97m )

Fitted kitchen with wall and base units, complementary work surfaces and a stainless steel sink and drainer unit. An electric oven with ceramic hob and a cooker hood. Plumbing for washing machine, integrated fridge freezer, radiator and double glazed windows to the front and rear.

### **Bedroom One**

8' 7" x 11' 10" ( 2.62m x 3.61m )

Double glazed window to the side, radiator.

### **Bedroom Two**

10' 2" x 7' 4" ( 3.10m x 2.24m )

Double glazed window to the side and a radiator.

### **Bathroom**

Bath is surrounded by full length white splash panels and overhead shower, spot lights, vanity unit and WC, tiling, radiator and double glazed window to the side.

### **External**

Well-maintained communal gardens with secure bike shed and recycling and domestic waste hubs, allocated parking for each flat and ample guest parking.



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## Aigburth House Aigburth Vale, Liverpool

- Top Floor Two Bedroom Apartment
- Lounge
- Fitted kitchen
- Balcony
- Gated Development

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers over

**£200,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
ALT121979 - 0006

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