

**Aigburth Road, Liverpool L19 3QE** 



## welcome to

# **Aigburth Road, Liverpool**

Offered with no chain this four bedroom semi detached property enjoys a much sought after residential position within one of the areas most popular postcodes In need of extensive modernisation and redecoration it is only by internal inspection that its full potential can be recognised















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

#### **Entrance Hall**

### **Utiliy Cloakroom**

#### Lounge

16' 2" into bay x 13' 4" max ( 4.93m into bay x 4.06m max )

### **Dining Room**

9' 10" max x 10' 4" max ( 3.00m max x 3.15m max )

### **Third Reception**

14' max x 12' 9" max ( 4.27m max x 3.89m max )

#### Kitchen

6' 9" max x 7' 4" max ( 2.06m max x 2.24m max )

### Landing

#### **Bedroom One**

13' 11" to chimney breast x 11' 7" max ( 4.24m to chimney breast x 3.53m max )

#### **Bedroom Two**

11' 6" max x 9' 10" max ( 3.51m max x 3.00m max )

#### **Bedroom Three**

9' 5" max x 10' 7" max narrowing to 7' 2" max ( 2.87m max x 3.23m max narrowing to 2.18m max )

### **Bedroom Four**

13' 11" max x 13' 6" max ( 4.24m max x 4.11m max )

### welcome to

# Aigburth Road, Liverpool

- Offered with the benefit of having no onward chain
- A deceptively spacious traditionally built semi detached family property
- Three good size reception rooms
- Four generous bedrooms
- In need of extensive modernisation and redecoration

Tenure: Freehold EPC Rating: F

offers over

£400,000







Coogle Map data ©2024

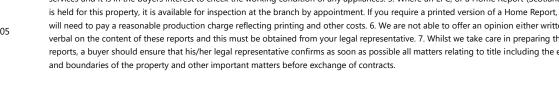
Please note the marker reflects the postcode not the actual property

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Property Ref: ALT122640 - 0005

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