



J&D ESTATE AGENTS

SALES | LETTINGS | MANAGEMENT



Flat 4, 35 Parkfield Road, Aigburth, L17 8UQ

Offers invited £150,000

Nestled on the charming Parkfield Road in Aigburth, this delightful house offers a perfect blend of character and modern living. Built in 1900, the property retains its period charm while providing contemporary comforts. Spanning an inviting 592 square feet, the home features two spacious double bedrooms, making it ideal for couples, small families, or those seeking a comfortable space to call their own.

Upon entering, you are welcomed into a well-proportioned reception room that serves as a perfect gathering space for relaxation or entertaining guests. The large double-glazed sash windows, which stretch from floor to ceiling, flood the room with natural light, creating a warm and inviting atmosphere throughout the home.

The property boasts a well-appointed bathroom and a functional kitchen, ensuring all your daily needs are met with ease. Additionally, the allocated parking space adds a layer of convenience, a rare find in such a desirable area.

Situated just a stone's throw away from the vibrant Lark Lane, residents can enjoy a plethora of local amenities, including shops, cafes, and restaurants. For those who appreciate the outdoors, the picturesque Sefton Park is within walking distance, offering a perfect escape for leisurely strolls or picnics.

This charming house on Parkfield Road presents an excellent opportunity for anyone looking to embrace a comfortable lifestyle in a sought-after location. With its blend of historical charm and modern conveniences, it is a property not to be missed.

External



Bedroom 2



Hallway



Bathroom



Bedroom 1



Living space

Kitchen/dining area



Bathroom





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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	