



## 5 Sandhurst Street

Aigburth, Liverpool, L17 7BT

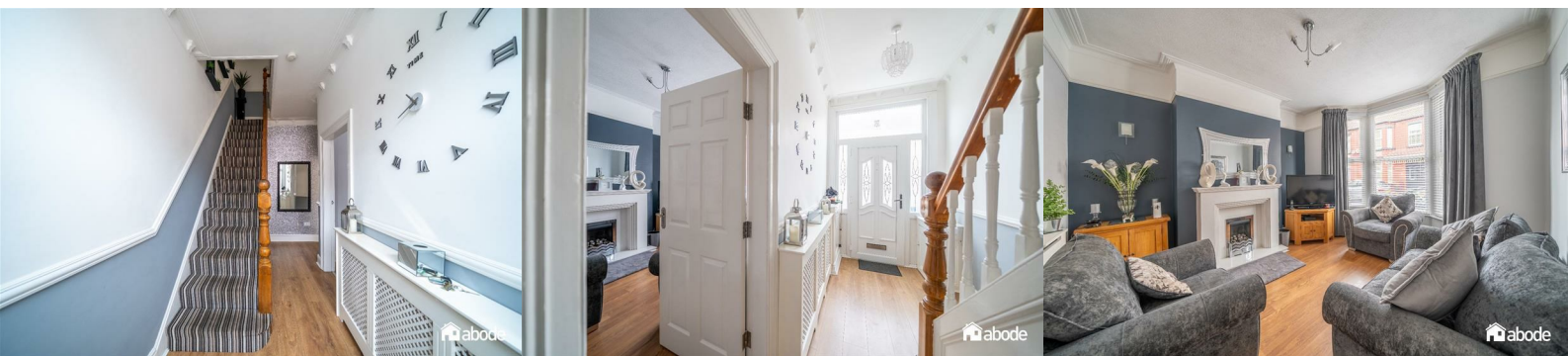
**£270,000**



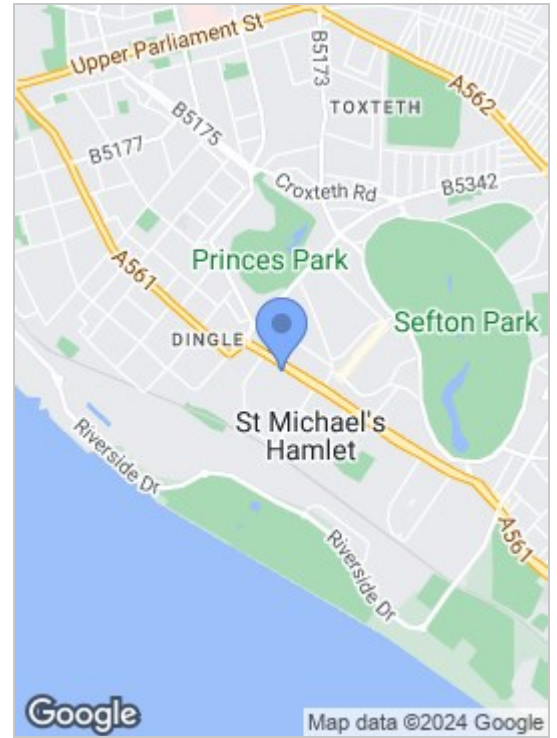
This charming terrace house on Sandhurst Street in Aigburth, Liverpool, perfectly combines traditional character with modern convenience, making it an ideal choice for families and professionals. The ground floor features a bright lounge with a bay window, a spacious dining room for entertaining, a well-equipped kitchen with ample storage and workspace, and a practical utility room at the rear.

Upstairs, the first floor comprises three well-proportioned bedrooms, each providing comfortable accommodation and storage. The master bedroom, positioned at the front, is particularly spacious with an elegant bay window. The second bedroom overlooks the rear garden, while the third bedroom is versatile, suitable for use as a guest room, home office, or nursery. The modern family bathroom ensures a relaxing and functional space for the household.

Situated in the sought-after Aigburth area, Sandhurst Street offers excellent local amenities, including shops, cafes, and restaurants. Families will appreciate the proximity to well-regarded schools such as St. Michael's Primary School and Liverpool College. Superb transport links, including Aigburth and St. Michael's train stations and local bus routes, provide easy access to Liverpool city centre. Nearby Sefton Park offers leisure activities and picturesque walks, while the vibrant Lark Lane, known for its mix of eateries and boutique shops, is just a short stroll away.



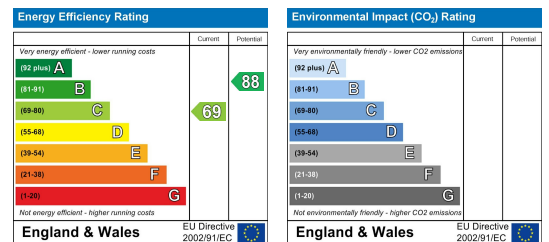
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

82 Coronation Road, Crosby, Liverpool L23 5RH

6 Allerton Road, Mossley Hill, Liverpool, L18 1LN

2 Chapel Lane, Formby, Liverpool, L37 4DU

Tel: 0151 909 3003  
 Email: crosby@abode.group.co.uk  
 Web: www.abode-group.co.uk

Tel: 0151 601 3003  
 Email: allerton@abode-group.co.uk  
 Web: www.abode-group.co.uk

Tel: 01704 827 402  
 Email: formby@abode-group.co.uk  
 Web: www.abode-group.co.uk