



## 23 Windbourne Road

Aigburth, Liverpool, L17 7BE

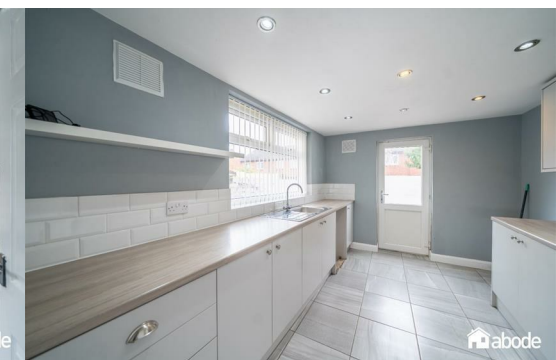
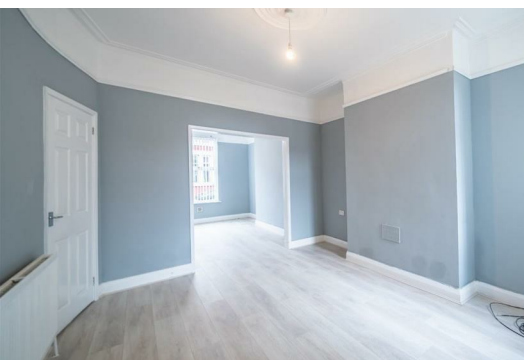
**£250,000**



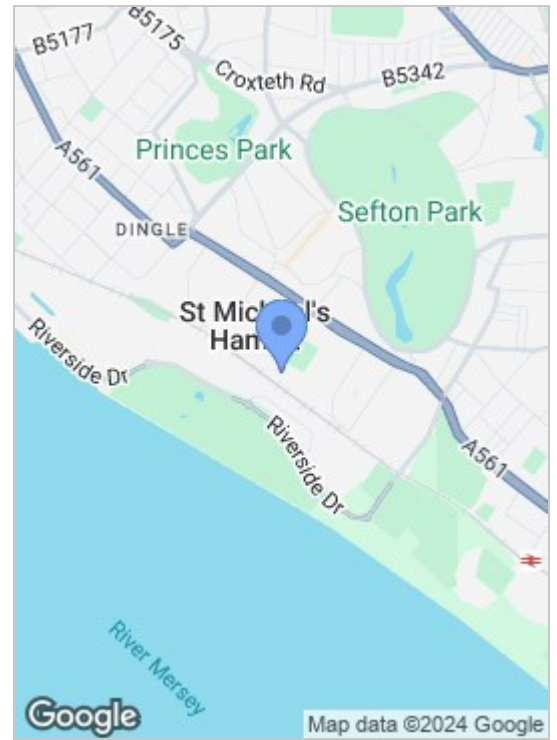
Situated on Windbourne Road in the highly sought-after Aigburth area of Liverpool, this beautifully presented three-bedroom terrace home offers a blend of modern comfort and period charm. Having been recently redecorated throughout, the property boasts a bright and airy lounge at the front, with a spacious dining room to the rear, both ideal for relaxing or entertaining. The ground floor also features a well-appointed kitchen with ample storage and workspace, providing access to the rear yard. The house is chain-free, offering a hassle-free purchase opportunity for prospective buyers.

Upstairs, the property comprises three bedrooms, including a generous master bedroom with a charming bay window, flooding the room with natural light. The additional two bedrooms provide versatility, making this an ideal home for families, couples, or those needing extra space for a home office or guest room. A brand-new, modern bathroom completes the first floor, fitted with contemporary fixtures and offering a fresh, stylish finish.

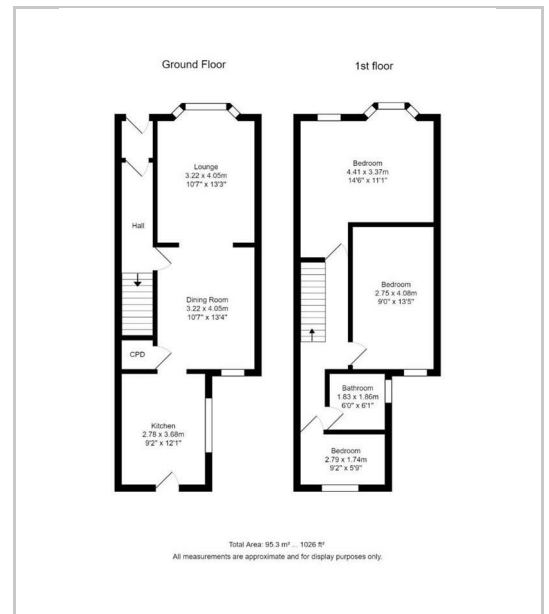
Located in the heart of Aigburth, the property benefits from a fantastic array of local amenities, including popular schools such as St. Michael's Primary School and nearby parks like Sefton Park and Otterspool Promenade, perfect for outdoor activities. Excellent transport links, with nearby bus routes and St. Michael's train station just a short walk away, provide easy access to Liverpool city centre and beyond, making this a perfect location for commuters and families alike.



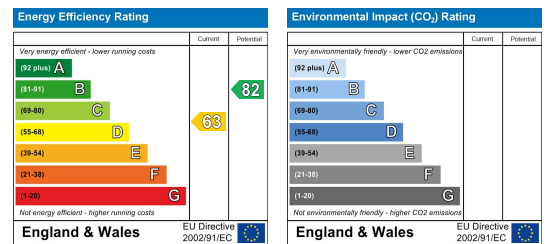
## Area Map



## 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.

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