



Sunbourn Road, Aigburth , Liverpool, L17 7BL

- Four Bedroom End Terrace Property
- Two Inviting and Spacious Reception Rooms
- Substantial Sleeping Accommodation
- Double Glazing, Central Heating, Yard to Rear
- Set Over Three Storeys
- Modern Fitted Kitchen
- Three Piece Family Bathroom Suite
- Great Investment Opportunity



£275,000,















Description -

Located on Sunbourne Road in the popular residential area of Aigburth, L17, is this substantial four bedroom end terrace property, arriving proudly at the sales market courtesy of appointed agents, Move Residential. Upon entering the property, you are greeted by a bright entrance hallway which guides you into two inviting reception rooms, comprised of a bay fronted family lounge with wonderfully high ceilings and a secondary reception room to the rear elevation which offers a fantastic space for family mealtimes and entertaining guests. Furthermore, there is a modern fitted kitchen which is complete with a range of stylish wall and base units with complimenting work tops, an integrated gas hob and electric oven and plentiful work surface space. As you ascend to the first floor, will find three generously sized bedrooms which are each finished to an excellent standard and receive plenty of natural light. Completing the first floor is a contemporary style three piece family bathroom suite. At the pinnacle of the property, to the second floor, there is an impressively spacious converted loft space which offers an abundance of potential for many different uses including a fourth double bedroom. This budding home would prove to be an ideal purchase for both first time buyers and prospective investors and further benefits from double glazing, gas central heating and an enclosed yard to the rear elevation.

Location -

Aigburth is a genuinely varied area of Liverpool with plenty of local character, popular with students, investors, professionals and families. Property largely consists of traditional terraced housing (of all sizes) but with some large Victorian villas around Sefton Park and apartments (both purpose built and converted) appealing to both the buying and rental market. At the heart of the area is Sefton Park, Grade II listed and covering a massive 235 acres it has something for everyone including the spectacular Victorian Palm House. Further open space can be found nearby at the Green Flag rated Greenbank Park. Connecting Aigburth Road to Sefton Park, Lark Lane attracts students, young professionals and families alike to its bohemian mix of shops, restaurants, bars, regular Farmer's Market and unique atmosphere. Further shopping is also available on Aigburth Road and there is no shortage of sport and leisure facilities, including Greenbank Sports Academy, Sefton Park and Liverpool Cricket Clubs, the Mersey Bowman Lawn Tennis Club and several Yoga and Martial Arts centres. Schools in the area are well regarded, including private schools, The Belvedere Academy and Auckland College and St Margaret's and St Hilda's C of E High Schools. Travel connections include Aigburth and St Michael's train stations, main bus routes along Aigburth Road and easy routes to John Lennon Airport and the M62.

Entrance - Frosted window to front aspect, radiator, wood style laminate flooring, decorative cornice.

Lounge - 13' 9" x 12' 2" (4.19m x 3.71m)

UPVC double glazed walk in bay window to front aspect, radiator, decorative cornice

Dining Room - 21' 5" x 13' 2" (6.54m x 4.02m)

UPVC double glazed window to rear and side aspect, radiator, wood style laminate flooring.

Kitchen - 17' 3" x 6' 0" (5.27m x 1.83m)

UPVC double glazed window to rear aspect, range of wall and base units, 1 1/2 stainless steel sink drainer and mixer tap, radiator, integrated four ring gas hob and electric oven, extractor hood, plumbing washing machine.

Landing - Doors to all rooms, stairs to second floor.

Bedroom One - 13' 2" x 11' 4" (4.02m x 3.45m)

UPVC double glazed walk in bay window to front aspect, radiator, cast iron feature fireplace with surround, wood style laminate flooring.

Bedroom Two - 15' 9" x 13' 5" (4.80m x 4.08m)

UPVC double glazed window to rear and side aspect, radiator, wood style laminate flooring.

Bedroom Three - 6' 10" x 7' 10" (2.08m x 2.40m)

UPVC double glazed window to front aspect, radiator, wood style laminate flooring, combi boiler.

Bathroom -

UPVC double glazed frosted window to rear aspect, three piece suite, tiled floor, fully tiled walls, extractor fan.

Second floor landing - Door to bedroom four.

Bedroom Four - 25' 2" x 14' 0" (7.67m x 4.27m)

Window to front and rear aspect, radiator.

Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.