



Alresford Road, Aigburth, L19 3QZ

- Delightful Three Bedroom Mid Terrace Property
- Bursting with Charm and Beautifully Presented
- Bright Morning Room and Modern Fitted Kitchen
- Contemporary Three Piece Family Bathroom Suite
- Located in Highly Sought-After Area of Aigburth
- Entrance Hall and Two Elegant Reception Rooms
- Three Generously Proportioned Double Bedrooms
- Well Maintained Enclosed Courtyard to the Rear



Offers Over £365,000



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Description

Move Residential are thrilled to introduce to the sales market this delightful three bedroom mid terrace property on the tree lined Alresford Road, located in the highly sought-after area of Aigburth, L19. This property is bursting with charm, boasting an attractive frontage with generous and beautifully presented living proportions throughout, retaining many striking original features. Upon entering the property, you are greeted by an inviting entrance hall which guides you into a spacious front reception room, awash with natural light courtesy of a large bay window. Enjoying an elegant décor which complements the ornate details that adorn the high ceilings, along with a stunning feature fireplace at the centre, this presents a serene and welcoming space to relax with family and friends. Following this is a second reception room, benefitting from french doors providing views and access out to the rear yard, illuminating the space in daylight. This presents another charming sitting area or would alternatively make a delightful formal dining room. A bright and airy morning room flows seamlessly into a modern kitchen, which is complete with an array of fitted base and wall units, plentiful worktop space and splashback tiling which complements the tiled flooring. To the first floor, you will find three substantial double bedrooms, each finished to a high standard and receiving plenty of natural light, with the main bedrooms benefitting from eye-catching fireplaces. Completing the interior of this property is a tiled three-piece family bathroom suite. Externally, the property further benefits from a beautifully maintained enclosed courtyard to the rear, which offers ample space, providing an idyllic spot for al-fresco dining and enjoying the sun in the warmer months. A viewing is highly recommended to fully appreciate the unique charm that this characterful property has to offer.

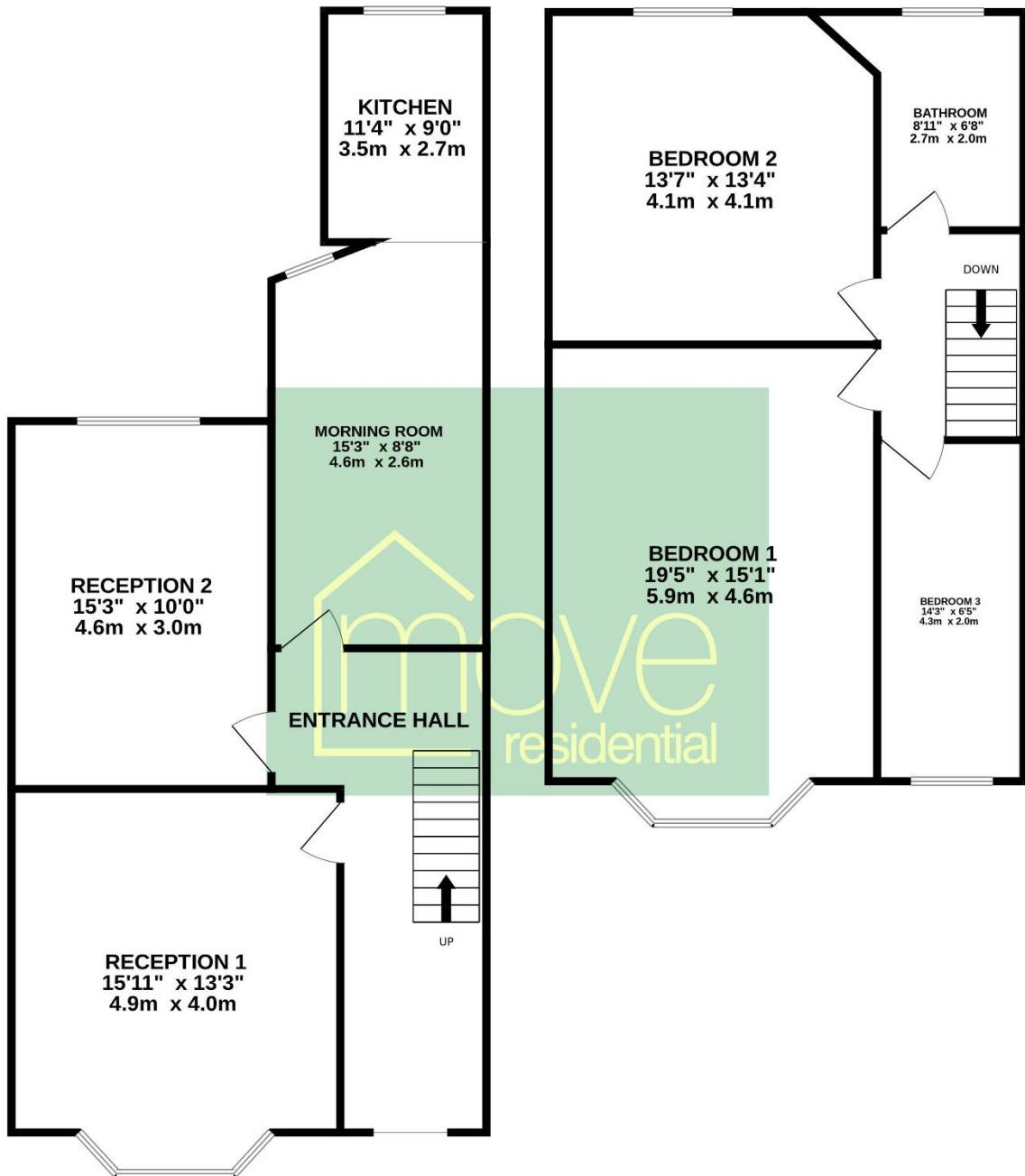
Location

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

Floor Plan

GROUND FLOOR
696 sq.ft. (64.6 sq.m.) approx.

1ST FLOOR
607 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA : 1303 sq.ft. (121.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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. Floor plans are for illustration purposes only and their accuracy is not guaranteed.