



Briarwood Road, Aigburth, L17 6DH

- Fantastic Two Bedroom Mid Terrace Home
- Well Proportioned & Modern Throughout
- Fitted Kitchen & Downstairs Shower Room
- Well Maintained Enclosed Yard to the Rear
- Located in Highly Desirable Area of Aigburth
- Entrance Hall & Spacious Through Lounge
- Two Generously Sized Double Bedrooms
- Brilliant Opportunity for First Time Buyers



£200,000















Description

Located in the highly desirable suburb of Aigburth, L17, is this fantastic two bedroom mid terrace home arriving at the sales market courtesy of Move Residential. Situated on Briarwood Road, this spacious and well-presented property would make an ideal purchase for first time buyers, providing a brilliant canvas which they can put their own stamp upon and tailor to their own tastes. Following through the entrance hall, you are greeted by a spacious through lounge, awash with natural light courtesy of the large bay window. Finished in a tasteful natural décor with wood-style laminate flooring and featuring a striking fireplace, this is sure to make the perfect sociable space for relaxing and enjoying mealtimes with family and friends. This flows seamlessly into a modern kitchen complete with fitted base units and integrated appliances. Completing the ground floor is a contemporary style shower room, featuring stylish tiling. Ascending to the first floor you will find two generously sized double bedrooms, both finished to a high standard and receiving plenty of natural light. Externally, the property further benefits from a well maintained enclosed yard to the rear, providing an ideal spot for enjoying the sun in the warmer months.

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.

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan

Awaiting Image.

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.