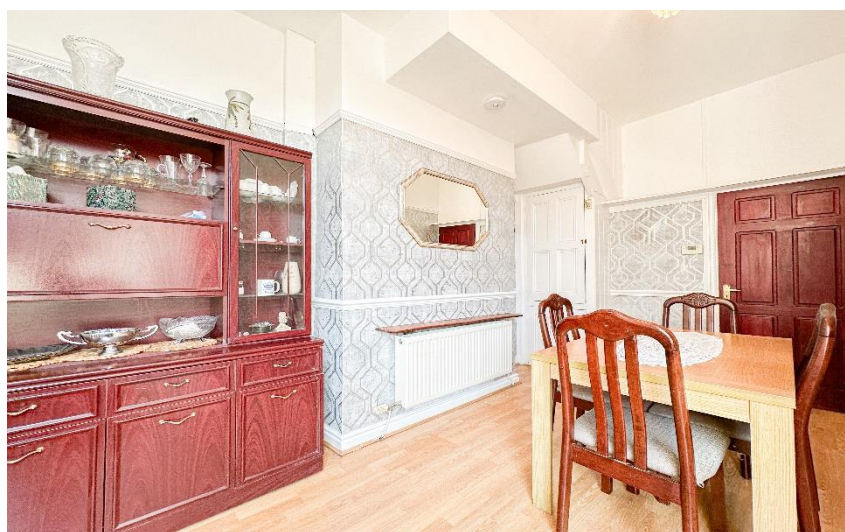# Alresford Road, Aigburth, L19 3QZ

- Charming Three Bedroom Mid Terrace Property
- Spacious & Beautifully Maintained Throughout
- Morning Room & Substantial Fitted Kitchen
- Single Room & Contemporary Shower Room
- Enviably Located in Desirable Area of Aigburth
- Entrance Hall & Two Inviting Reception Rooms
- Two Generously Proportioned Double Rooms
- Well-Maintained Enclosed Yard to the Rear

£350,000

Description

This charming three bedroom mid terrace home enjoys a prime location on the tree-lined Alresford Road in the highly sought-after suburb of Aigburth, L19. The property boasts a characterful frontage and offers generous and beautifully maintained living proportions throughout, certain to make a fantastic future home for a very lucky family. Following through the inviting entrance hall, you are led into the first of two spacious and well-presented reception rooms. The front lounge is awash with natural light courtesy of a walk-in bay window and boasts a wood-style laminate flooring and feature fireplace, whilst the rear sitting room enjoys a large window offering views out to the rear yard, each presenting a welcoming space to relax with family and friends. A bright and airy morning room presents the ideal setting for enjoying family mealtimes, flowing seamlessly into the substantial kitchen which is complete with a range of modern fitted base and wall units and plentiful surface space. Continuing to the first floor, you will find two generously sized double bedrooms and a well-proportioned single room, each benefitting from wonderfully high ceilings and receiving plenty of natural light, with the master bedroom further enjoying a walk-in bay window. Concluding the interior of this lovely home is a contemporary style shower room, featuring attractive tiling to the walls. Externally, the property benefits from a well-maintained enclosed rear yard, providing the ideal spot to soak up the sun and enjoy al-fresco dining in the warmer months. A viewing is highly recommended to fully appreciate the potential that this promising property has to offer, ready and waiting to be purchased by a buyer who is seeking a home they can put their own stamp on.

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

Awaiting Image.

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.