

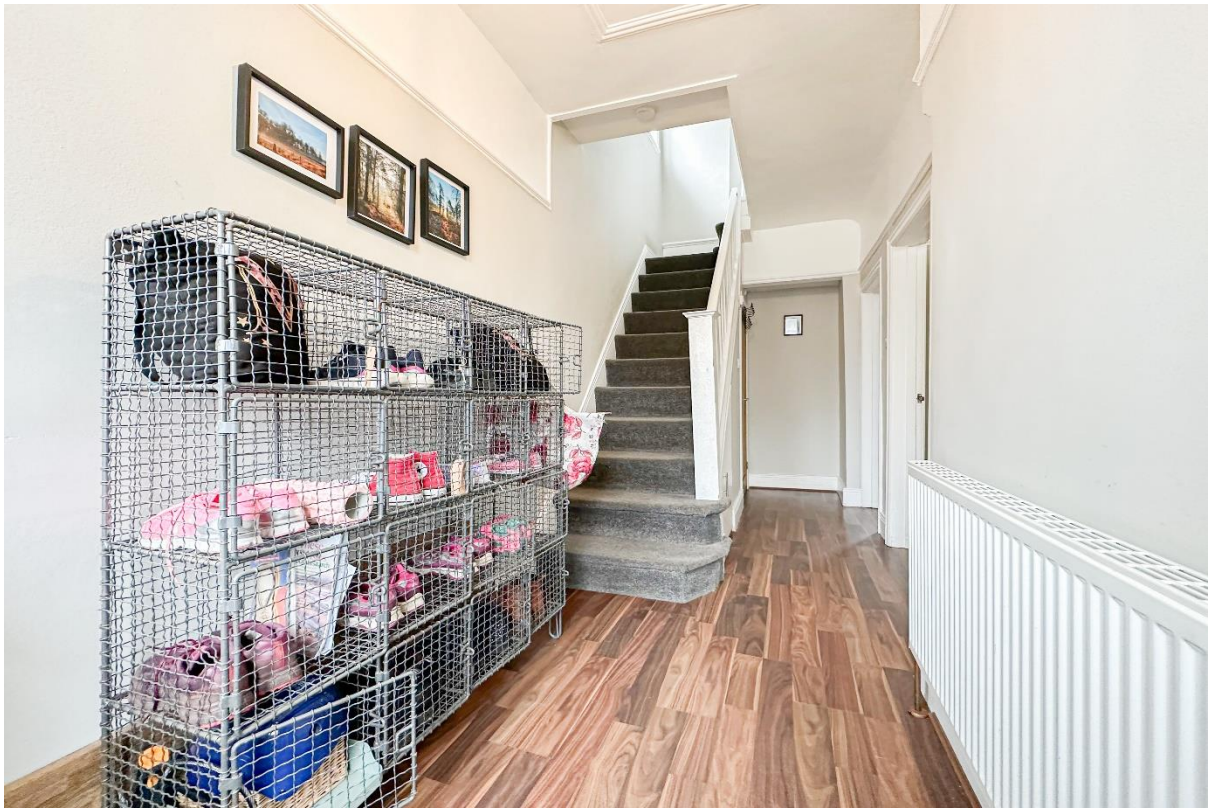


## Stratford Road, Aigburth, Liverpool L19 3RF

- Delightful Three Bedroom Semi Detached Property
- Generously Proportioned & Beautifully Presented
- Modern Stylish Kitchen Diner & Downstairs WC
- Contemporary Three-Piece Family Bathroom Suite
- Enviably Located in the Desirable Area of Aigburth
- Entrance Hall & Welcoming Bay-Fronted Lounge
- Two Spacious Double Bedrooms & Single Room
- Charming & Well Maintained Garden to the Rear



Offers Over £300,000





















## **Description**

Presented to the sales market by Move Residential is this delightful three bedroom semi detached property, located on Stratford Road in the highly desirable area of Aigburth, L19. Boasting generous and beautifully presented living proportions throughout, this promises to make a fantastic future home for a very lucky family. Greeting you into the property is an inviting entrance hall, featuring an attractive wood style flooring which can be found throughout the ground floor, and leading you through to a spacious family lounge. Awash with natural light courtesy of a large bay window and finished in a tasteful décor, showcasing the ornate ceiling detailing, this presents a welcoming space for relaxing with family and friends. Following this is a generously sized stylish kitchen diner complete with a range of sleek fitted base and wall units and complementary worktops providing plentiful surface space. The impeccably presented designated dining area enjoys a set of french doors which provide views and access out to the rear garden, flooding the space with daylight, and providing a lovely setting for enjoying mealtimes. Concluding the ground floor is a convenient WC. Ascending to the first floor, you will find two substantial double bedrooms and a well-proportioned single room, all brightly lit and finished to a high standard, featuring plush carpeting throughout. Completing the interior of this wonderful home is a deluxe three-piece family bathroom suite, boasting contemporary tiling to the walls and floor. Externally, the property enjoys a charming rear garden for the whole household to enjoy, made up of a neatly maintained lawn area, ideal for recreational activities, and a pebbled patio area perfect for al-fresco dining.

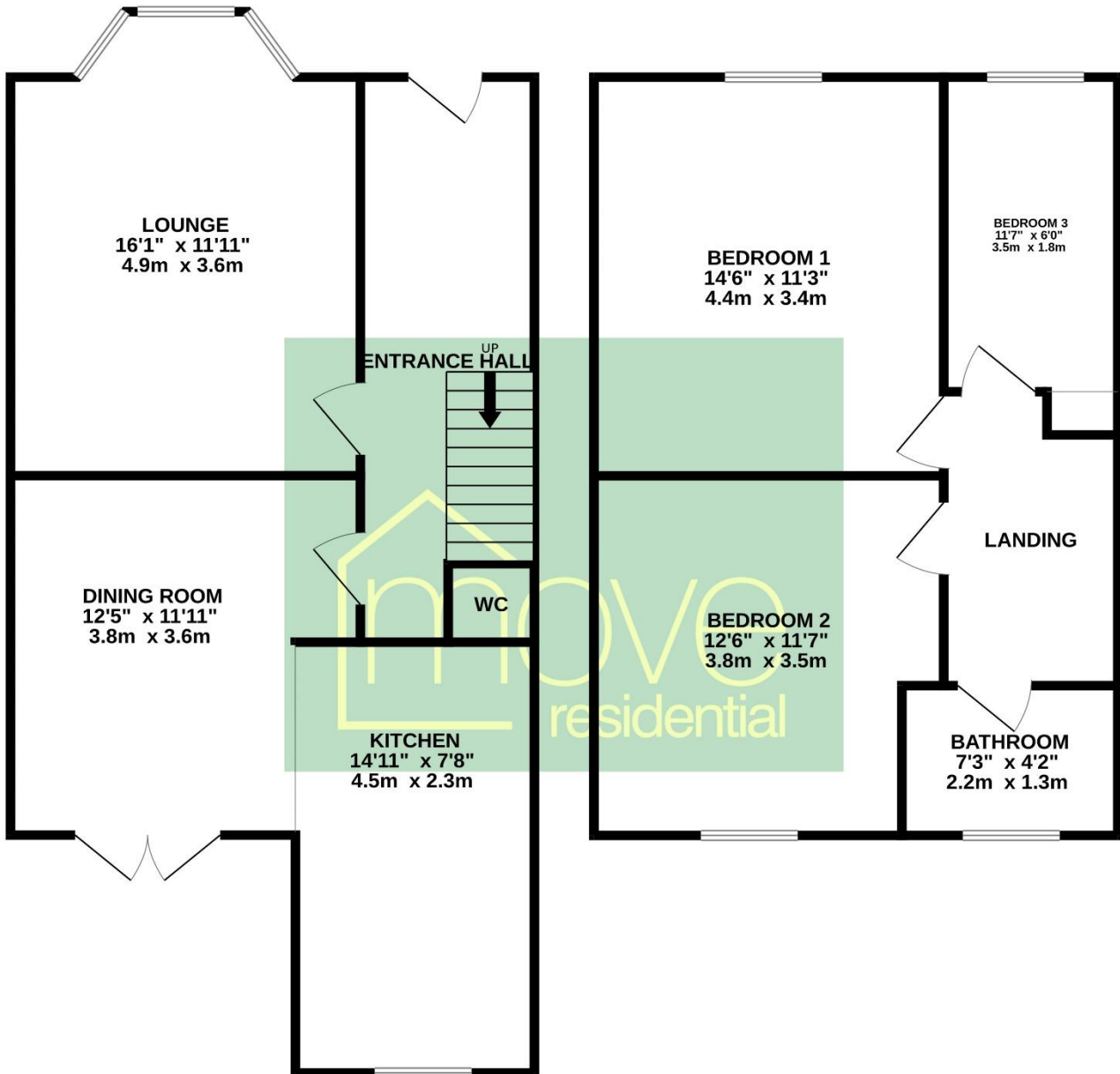
## **Location**

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**  
546 sq.ft. (50.8 sq.m.) approx.

**1ST FLOOR**  
467 sq.ft. (43.3 sq.m.) approx.



**TOTAL FLOOR AREA:** 1013 sq.ft. (94.1 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 Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 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.