



## Aigburth Road, Aigburth, Liverpool, L17 9PN

- Three Bedroom Ground Floor Apartment
- Generous & Well-Maintained Throughout
- Substantial Fitted Kitchen with Breakfast Bar
- Fully Tiled Four-Piece Family Bathroom Suite
- Located in Desirable Suburb of Aigburth
- Entrance Hall & Spacious Reception Room
- Two Double Bedrooms & Large Single Room
- Secure Gated Off-Road Parking for Residents



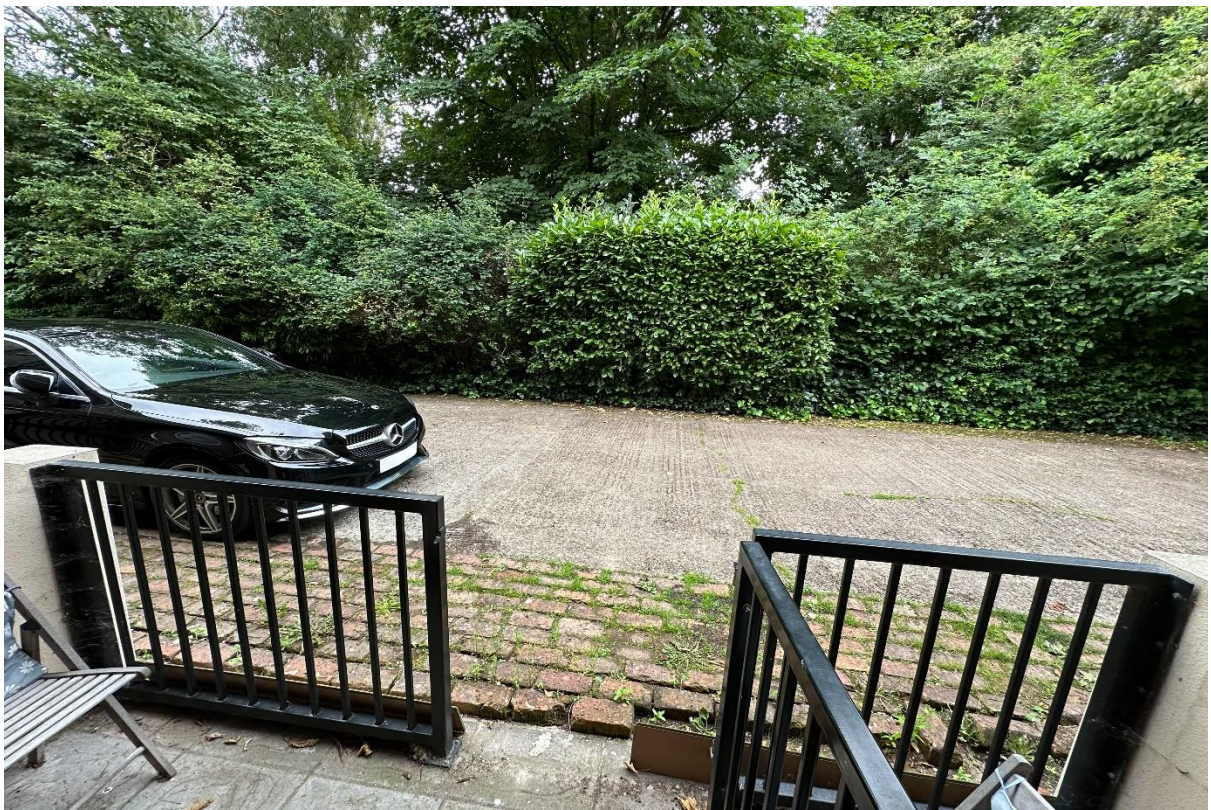
£220,000











## **Description**

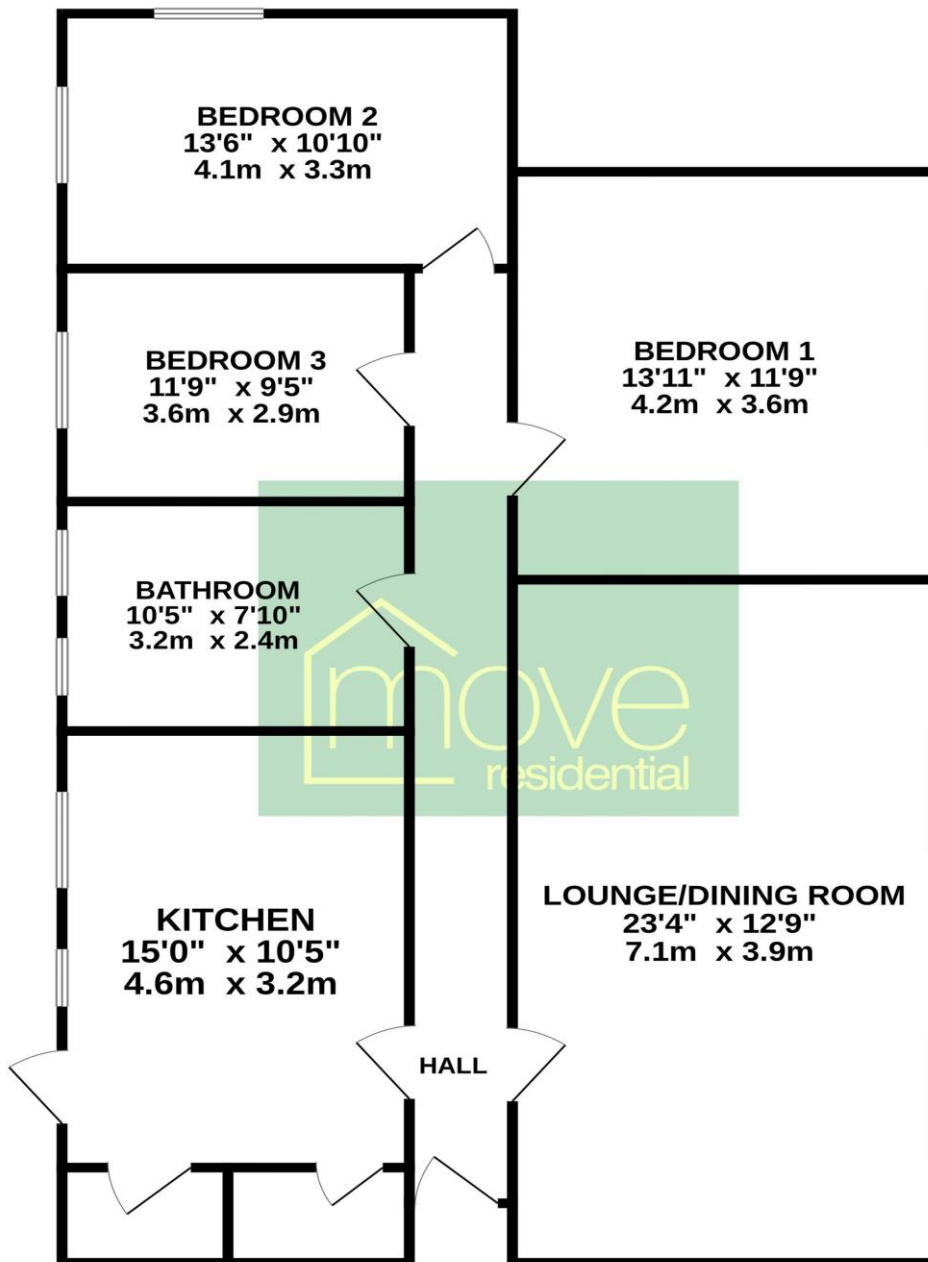
Located on Aigburth Road in the highly sought-after suburb of Aigburth, L17, is this delightful ground floor three bedroom apartment, arriving at the sales market courtesy of Move Residential. Offering generous and beautifully maintained living proportions throughout, this promises to make a fantastic future home for a lucky buyer. Accessed via a secure communal entrance, the apartment itself greets you with an inviting hallway leading through to a bright and well-presented reception room, enjoying an eye-catching feature fireplace and attractive wood-style flooring. This impressively spacious room comfortably accommodates both a sitting and dining area, providing a welcoming social space to relax and enjoy mealtimes. Following this is a substantial modern breakfast kitchen, complete with a range of fitted base and wall units, plentiful surface space and integrated appliances, with a breakfast bar providing the perfect spot for more casual dining. The sleeping accommodation consists of two generously sized double bedrooms and a sizable single room, each finished to an excellent standard and receiving plenty of natural light. Providing the finishing touches to this lovely home is a fully tiled four-piece family bathroom suite. Externally, the property further benefits from a balcony which offers the ideal spot to soak up the sun in the warmer months, as well as secure gated communal parking to the rear.

## **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  
1044 sq.ft. (97.0 sq.m.) approx.



TOTAL FLOOR AREA : 1044 sq.ft. (97.0 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**

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.