



## Rundle Road, Aigburth, Liverpool, L17 0AG

- Delightful Three Bedroom Mid Terrace Property
- Generous & Beautifully Maintained Throughout
- Substantial Modern Kitchen with Fitted Units
- Contemporary Style Three-Piece Bathroom Suite
- Prime Location in Desirable Suburb of Aigburth
- Entrance Hall & Bay-Fronted Through Lounge
- Three Brightly Lit & Spacious Double Bedrooms
- Low Maintenance Yard to the Rear of Property



Offers Over £265,000











## **Description**

Enjoying a prime location on Rundle Road in the sought-after suburb of Aigburth, L17, is this delightful three bedroom mid terrace home, showcased to the sales market by appointed agents Move Residential. Boasting spacious and beautifully maintained living proportions throughout, this promises to make a fantastic future home for a lucky family. An inviting entrance hall greets you into the property, leading through to a spacious through lounge, which offers ample room to accommodate both a sitting and dining area. Awash with natural light courtesy of a bay window, and boasting a stunning feature fireplace, this presents a welcoming social space for relaxing and enjoying mealtimes with family and friends. This is followed by a modern fitted kitchen, boasting a range of sleek fitted base and wall units, and complementary worktops providing plentiful surface space. Continuing to the first floor, you will discover three generously sized double bedrooms, all finished to an excellent standard and receiving an abundance of daylight, with the master bedroom further enjoying a walk-in bay window. Completing the interior of this lovely home is a contemporary style three-piece family bathroom suite. Externally, the property further benefits from an enclosed low-maintenance yard to the rear, providing the perfect spot for enjoying al-fresco dining during the warmer months.

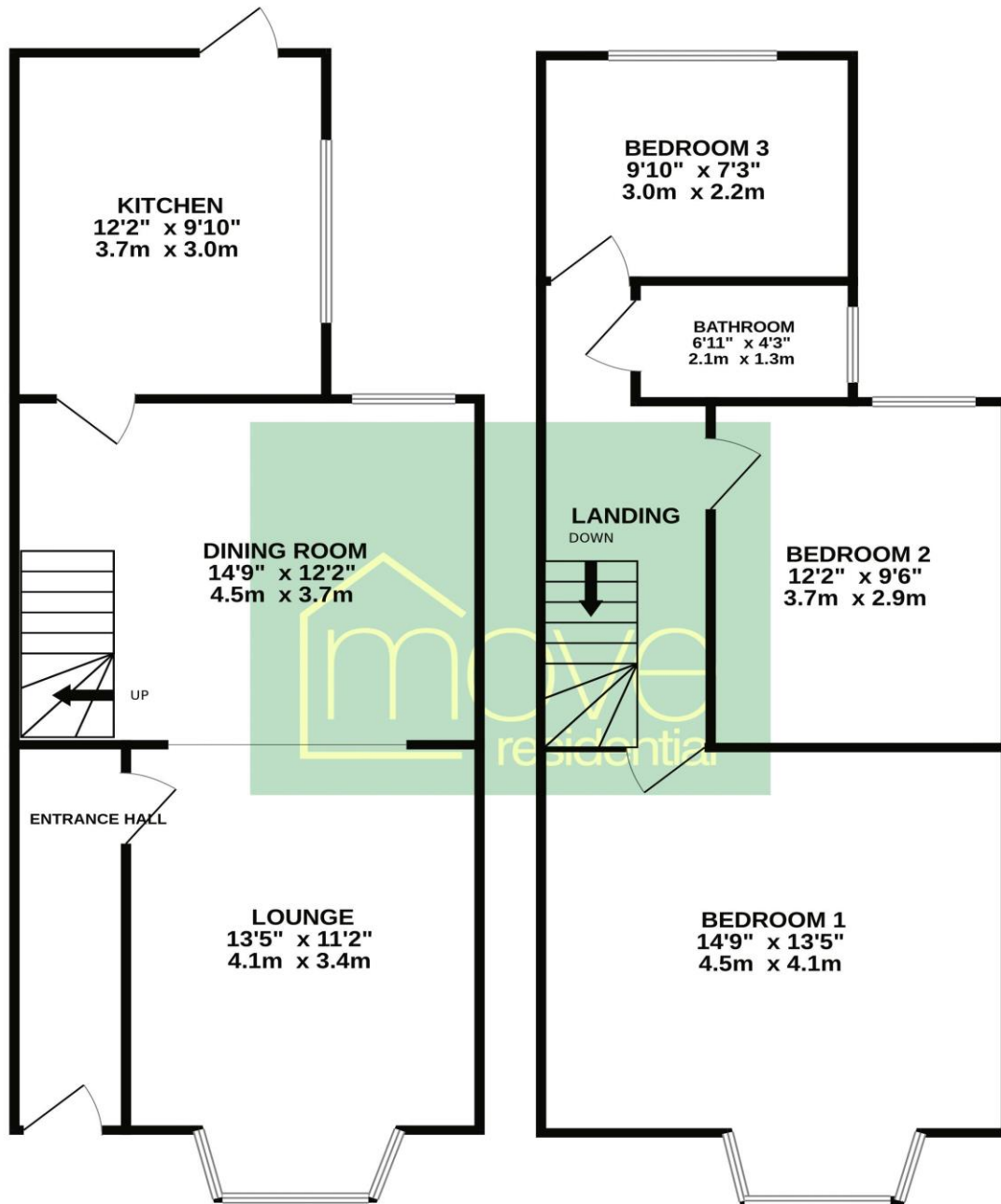
## **Location**

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.

# Floor Plan

GROUND FLOOR  
473 sq.ft. (43.9 sq.m.) approx.

1ST FLOOR  
473 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 945 sq.ft. (87.8 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		89 B
69-80	C		
55-68	D	67 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.