



## Burdett Street, Aigburth, Liverpool, L17 7AT

- Charming Three Bedroom Terrace Property
- Beautifully Presented & Plenty of Character
- Substantially Sized Extended Galley Kitchen
- Luxurious Four-Piece Family Bathroom Suite
- Located in Sought-After Suburb of Aigburth
- Entrance Hall & Welcoming Through Lounge
- Two Spacious Double Rooms & Large Single
- Low-Maintenance Enclosed Yard to the Rear



Offers Over £260,000

























## **Description**

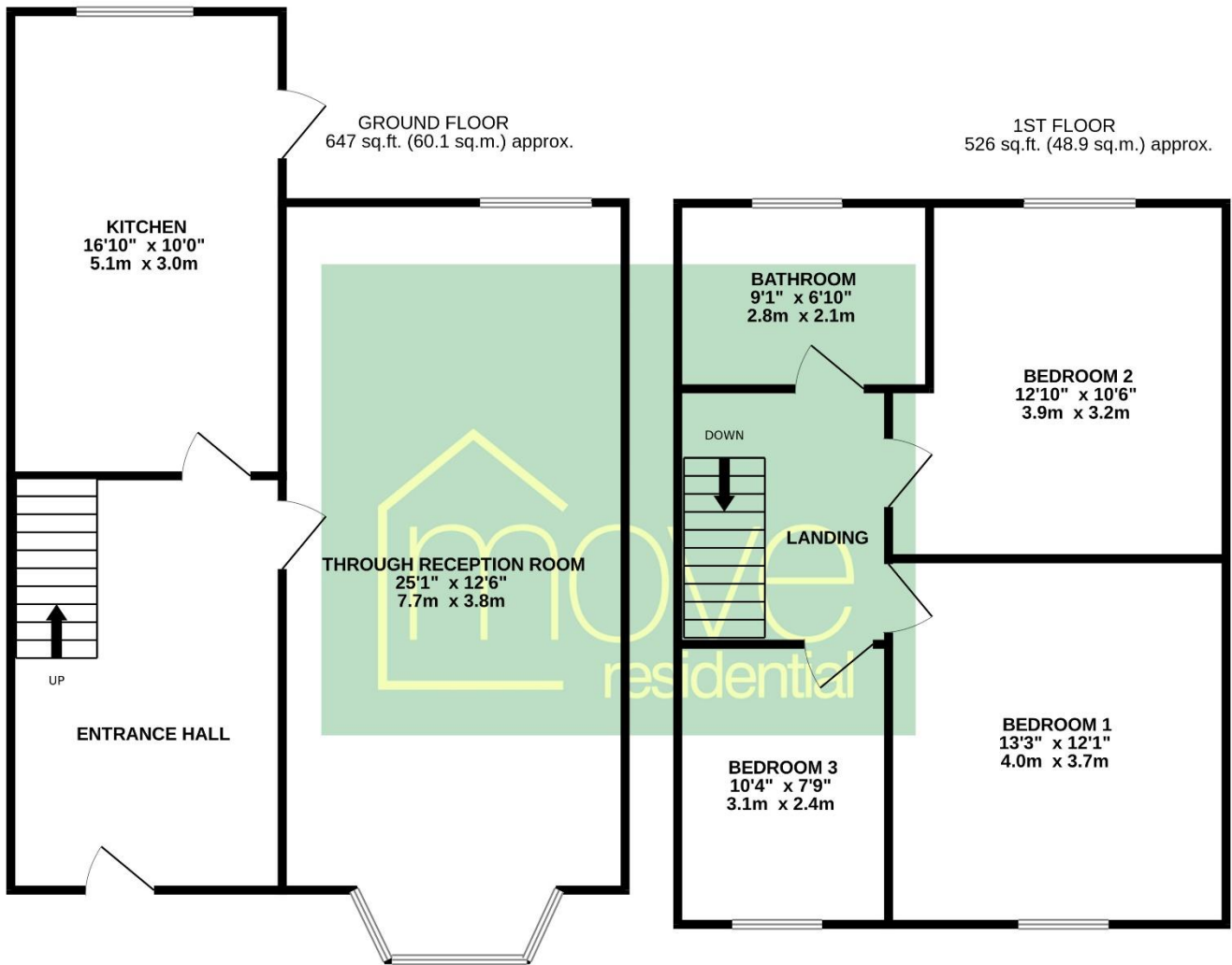
Move Residential are delighted to offer for sale this truly charming three bedroom mid terrace property, enjoying a prime location on Burdett Street in the highly sought-after suburb of Aigburth, L17. The property enjoys generous and beautifully finished living proportions throughout which are practically bursting with character, promising to make a fantastic future home for a very lucky buyer. Following through the inviting entrance hall you are led into a spacious through lounge which comfortably accommodates both a sitting and dining area, bathed in natural light courtesy of a walk-in bay window. Finished in a tasteful décor featuring exquisite wood flooring and boasting an eye-catching wood burner, this presents a sociable space for relaxing and enjoying mealtimes with family and friends which feels both welcoming and stylish. Following this is an extended galley kitchen complete with a range of attractive fitted base and wall units, complementary worktops providing plentiful surface space and tiled splashbacks. Continuing to the first floor, you will find two generously sized double bedrooms, both finished to an excellent standard and receiving plenty of daylight, boasting wood flooring and exposed brickwork, along with a well-proportioned single room, currently in use as an office space, ideal for those who work from home. Completing the interior of this lovely home is a luxurious four-piece family bathroom suite, featuring subway tiling to the walls and a chic patterned flooring. Externally, the property further benefits from an enclosed rear yard which provides an idyllic outdoor 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



TOTAL FLOOR AREA : 1173 sq.ft. (108.9 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		84 B
69-80	C		
55-68	D	68 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.