



Lyttelton Road, Aigburth, Liverpool, L17 0AT

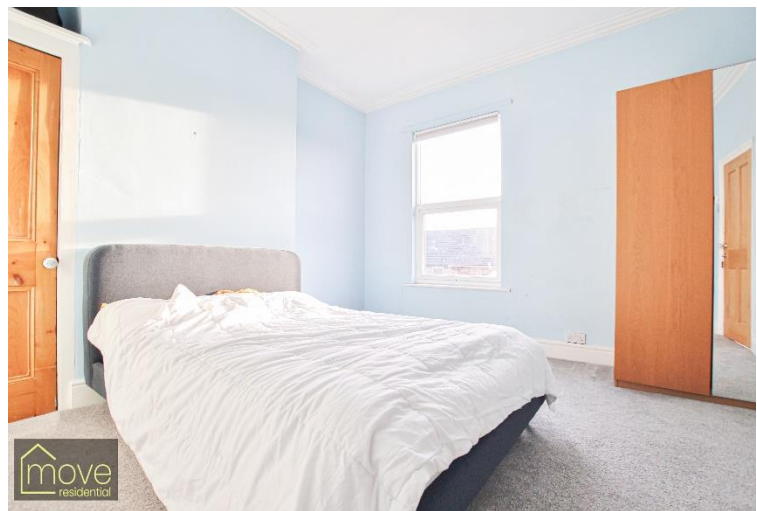
- Stunning Three Bedroom Extended Terrace Property
- Rare Find - Available for Sale with No Onward Chain
- Entrance Hall, Family Lounge & Fitted Kitchen Diner
- Contemporary Style Three-Piece Family Bathroom
- Enviable Location in Sought-After Area of Aigburth
- Generous & Beautifully Presented Living Proportions
- Two Spacious Double Bedrooms & Single Bedroom
- Well-Maintained Small Enclosed Yard to the Rear

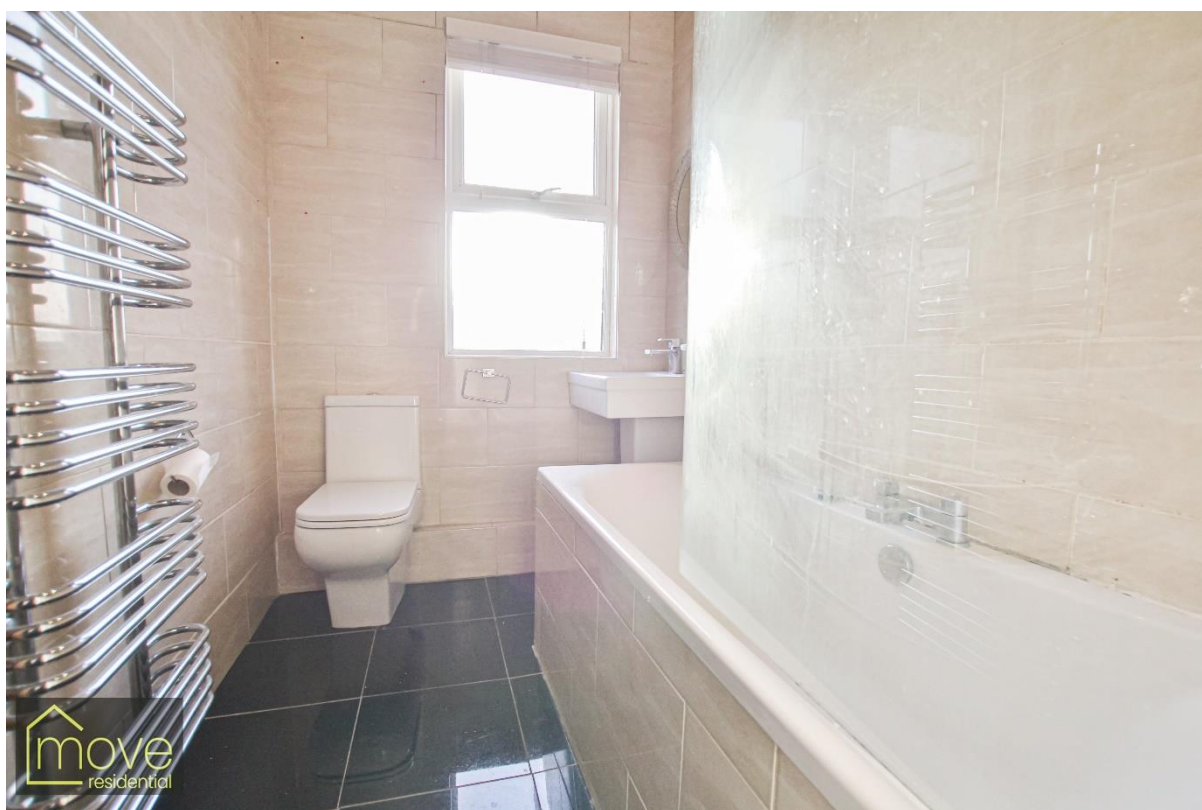


Offers Over £300,000









Description

Enjoying a prime location on Lyttleton Road in the highly desirable and ever popular suburb of Aigburth, L17, is this stunning three bedroom extended mid terrace property, showcased to the sales market courtesy of appointed agents, Move Residential. Available for sale with no onward chain, this property offers generous and well-presented living proportions throughout, promising to make a fantastic future home for a very lucky buyer. Following through the inviting entrance hall, you are led into a spacious family lounge, awash with natural light courtesy of a walk-in bay window. Finished in a tasteful décor, featuring plush carpeting and an eye-catching fireplace, this presents a welcoming space to relax and unwind. This is followed by a generously sized kitchen diner which is certain to impress, complete with a range of stylish fitted base and wall units, complementary worktops providing plentiful surface space, and a selection of sleek integrated appliances. There is ample room for a substantial dining table ideally positioned in front of a set of french doors which, along with skylights above, flood the space with daylight. This immaculately presented room offers a brilliant sociable setting for enjoying family mealtimes and entertaining guests. Continuing up to the first floor, you will find two spacious double bedrooms and a well-proportioned single room, each finished to an excellent standard and receiving plenty of natural light. Adding the finishing touch to this lovely home is a contemporary style, fully tiled three-piece family bathroom suite. Externally, there is a small well-maintained yard to the rear, providing an ideal spot to soak up the sun during the warmer months. Further benefits to the property include double glazing and gas central heating throughout.

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 Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

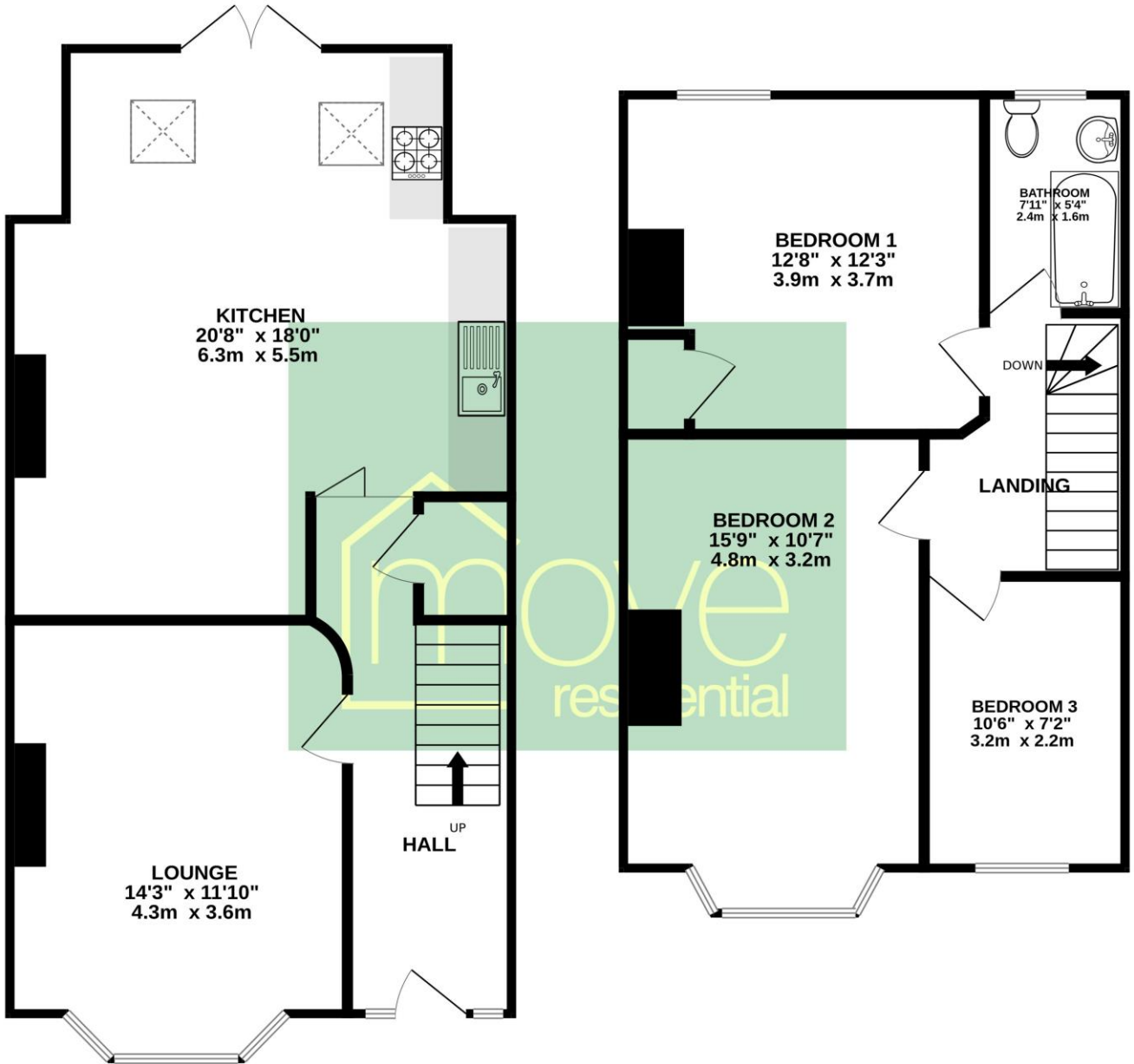
Additional Information

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.

Floor Plan

GROUND FLOOR
592 sq.ft. (55.0 sq.m.) approx.

1ST FLOOR
490 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA : 1082 sq.ft. (100.5 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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