

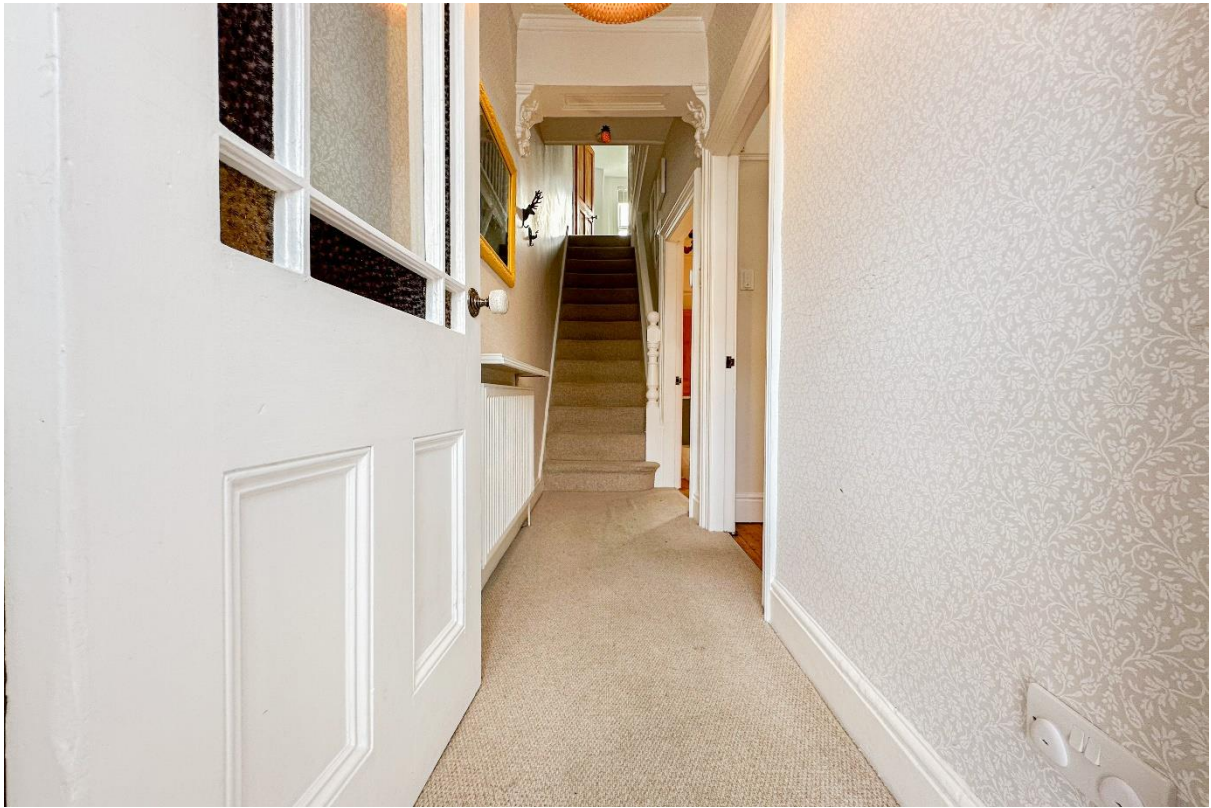


Dalmeny Street, Aigburth, Liverpool, L17 9PA

- Charming Two Bedroom Mid Terrace Property
- Generous & Beautifully Presented Throughout
- Delightful Dining Room & Substantial Kitchen
- Contemporary Three-Piece Family Bathroom
- Located in the Sought-After Area of Aigburth
- Entrance Hall & Bay-Fronted Reception Room
- Two Impeccably Finished Double Bedrooms
- Well-Maintained Enclosed Yard to the Rear



£255,000

















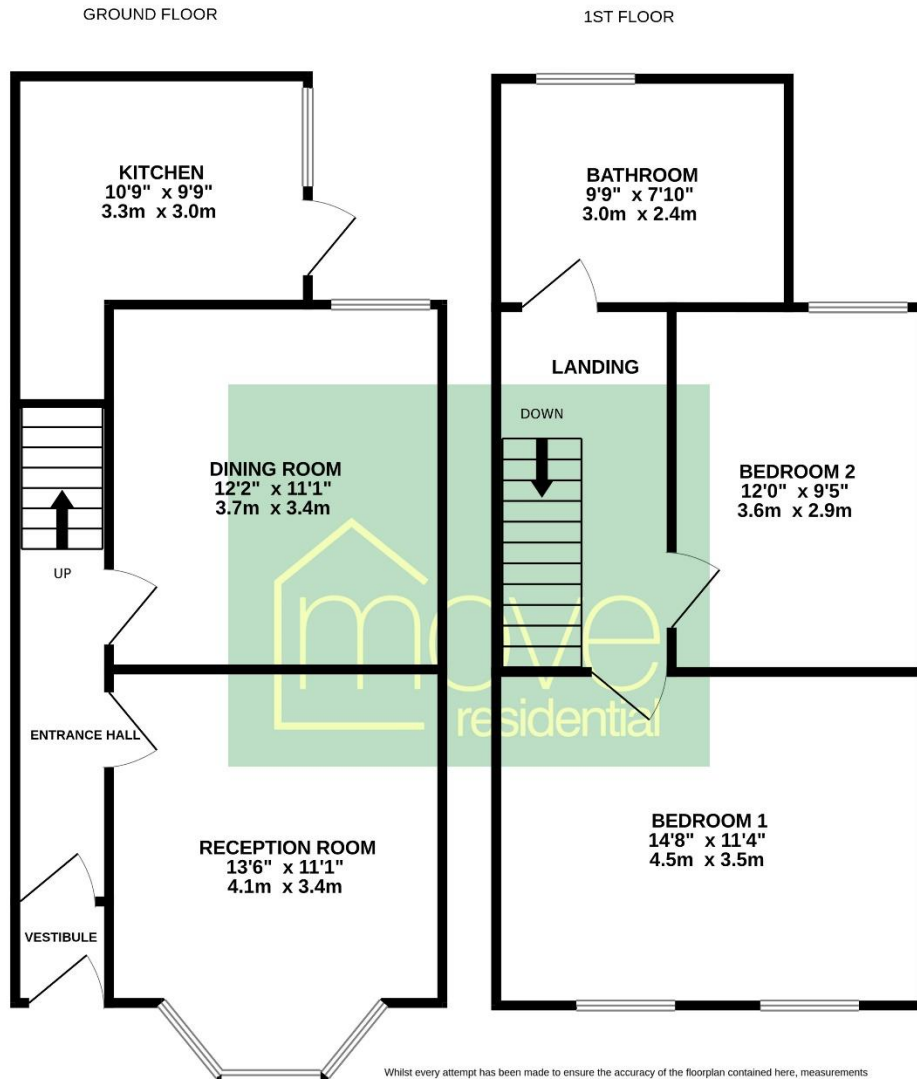
Description

Enjoying a prime location on Dalmeny Street in the sought-after suburb of Aigburth, L17, is this truly charming two bedroom mid terrace home, proudly presented to the sales market by appointed agents Move Residential. This property presents an opportunity not to be missed for growing families or first-time buyers, offering generous and beautifully presented living proportions throughout. Following through the inviting entrance hall, you are led into a spacious family lounge, bathed in natural light courtesy of a walk-in bay window. Finished in a tasteful décor which highlights the ornate wall and ceiling detailing, and featuring an eye-catching fireplace and attractive wood flooring, this presents a welcoming space to relax and unwind. The second impeccably presented reception room provides a delightful setting for enjoying family mealtimes and entertaining guests, leading through to a substantial modern kitchen. The kitchen is complete with a range of fitted base and wall units, complementary worktops providing plentiful surface space and a selection of integrated appliances, with a breakfast bar offering the ideal spot for more casual dining. Continuing up to the first floor, you will find two generously sized double bedrooms, each finished to an excellent standard and receiving an abundance of natural light. Completing the interior of this lovely home is a well-proportioned contemporary style three-piece family bathroom suite. Externally, the property enjoys a meticulously maintained enclosed rear yard which features an artificial lawn, offering an idyllic spot for 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



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		88 B
69-80	C		
55-68	D	62 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.