



Bryanston Road, Aigburth, Liverpool L17 7AL

- Traditional Bay Fronted Three Bedroom Mid Terrace
- Hallway, Bay Fronted Lounge and Second Reception Room
- Two Double Bedrooms, Third Bedroom and Bathroom
- Located in the Highly Sought After Area of Aigburth, L17
- Immaculately Presented and Updated Throughout
- Well Fitted Modern Kitchen with a Range of Appliances
- Private Enclosed Rear Courtyard Garden with Access Gate
- Close to Amenities, Transport Links and Excellent Schools



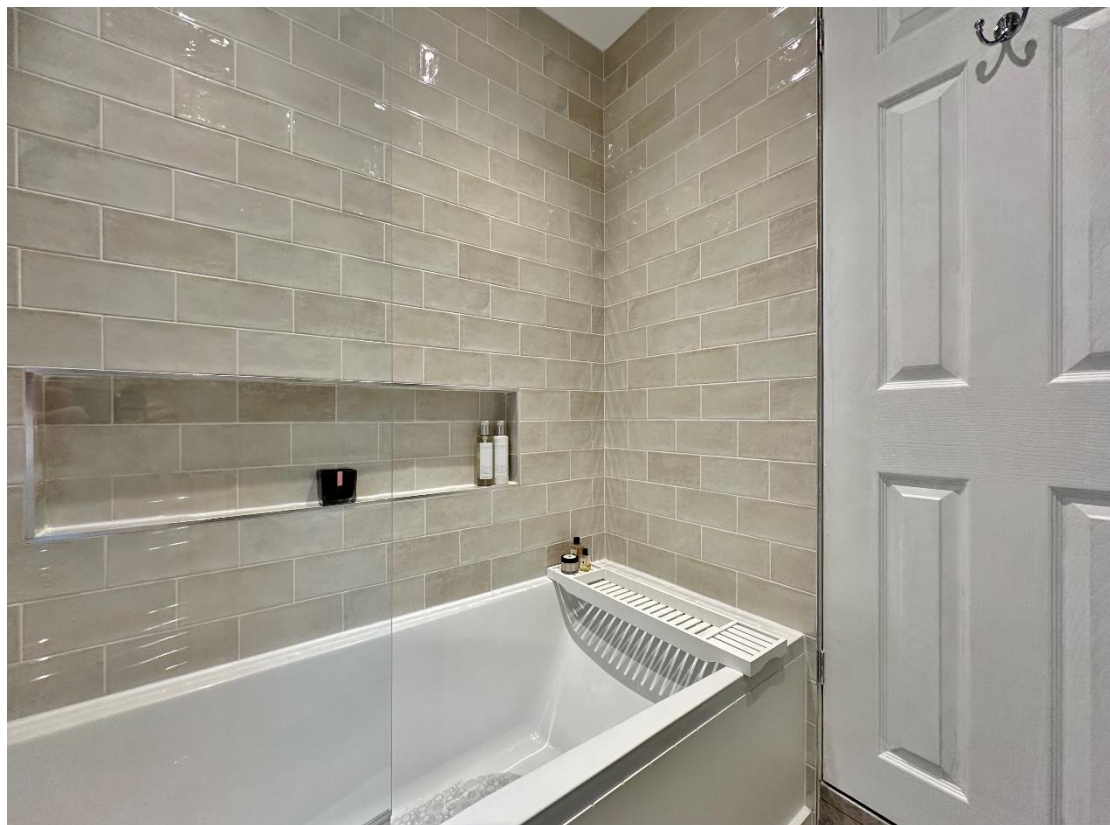
Offers Over £250,000













Description

Immaculately presented three bedroom bay fronted mid terraced property is presented to the sales market by Move Residential. A credit to the current owners this home is appointed to a high specification with a tasteful décor throughout and is ready for a lucky buyer to move straight into. In brief you have a welcoming entrance hallway, bay fronted lounge with feature fire surround and a rear reception room with patio doors opening to the courtyard garden. Completing the ground floor you have a stunning modern kitchen, fitted with a comprehensive range of wall and base units with complimentary work tops, Belfast sink, integrated appliances and breakfast bar. You also have a further set of patio doors open to the garden. To the first floor you have two double bedrooms, third bedroom and a contemporary bathroom. Externally you have a rear courtyard garden with access gate.

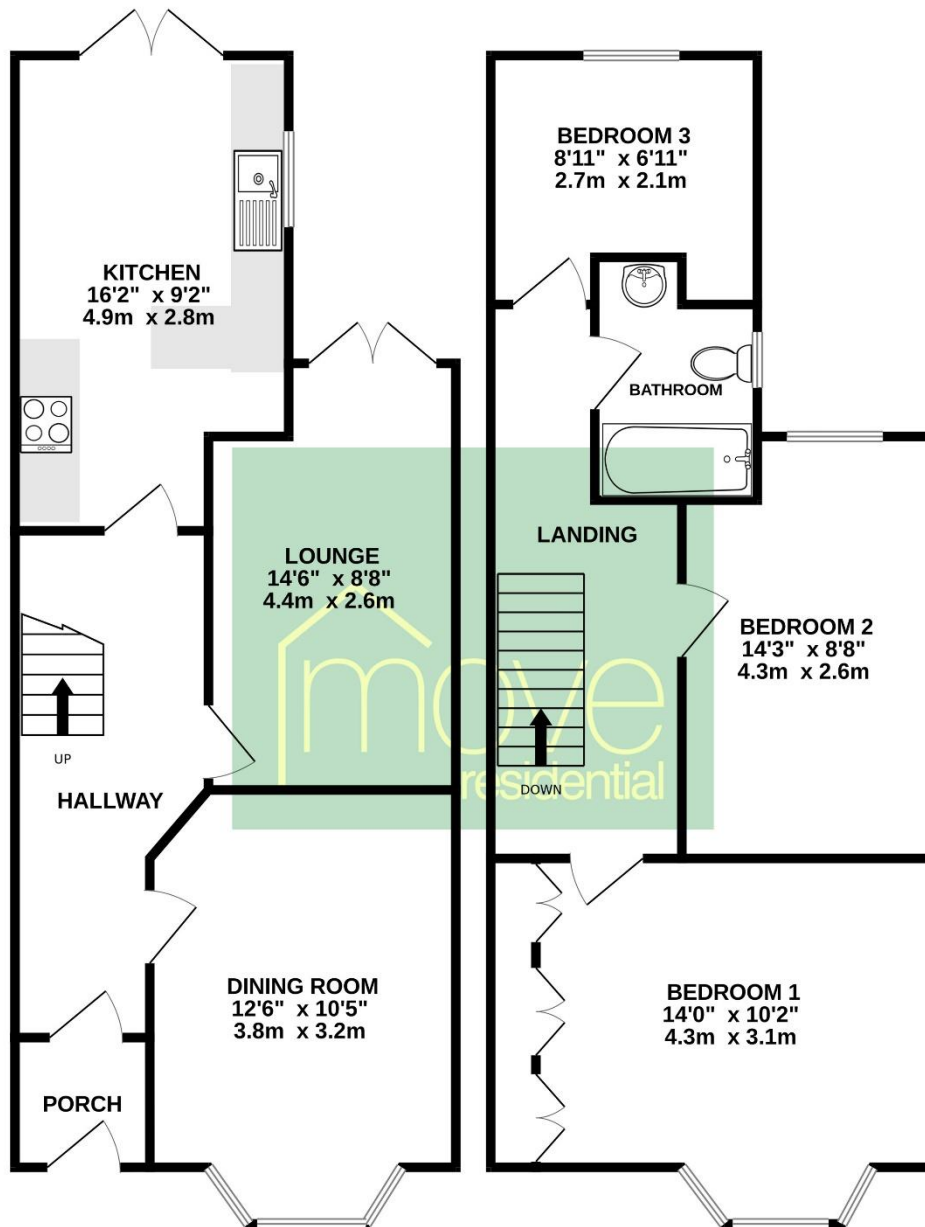
Location

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, St. Michael's Primary School, 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
524 sq.ft. (48.7 sq.m.) approx.

1ST FLOOR
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA : 946sq.ft. (87.9 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		86 B
69-80	C		
55-68	D	66 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.