



## Braunton Road, Aigburth, Liverpool, L17 6AP

- Delightful Three Bedroom Mid Terrace Property
- Generous Proportions - Bursting with Potential
- Dining Room, Morning Room & Fitted Kitchen
- Single Room & Contemporary Shower Room
- Located in the Sought-After Suburb of Aigburth
- Entrance Hall & Spacious Bay-Fronted Lounge
- Two Bright & Substantial Double Bedrooms
- Low Maintenance Enclosed Yard to the Rear



£350,000













## **Description**

Arriving at the sales market courtesy of Move Residential is this delightful three bedroom mid terrace home, ideally located on Braunton Road in the sought-after suburb of Aigburth, L17. Boasting an attractive frontage and offering generous living proportions throughout, this well-maintained property is bursting with potential, presenting a fantastic purchase for those searching for a home they can put their own stamp on. Following through the inviting entrance hall, you are led into a spacious front reception room, flooded with natural light courtesy of a walk-in bay window which features stunning stained-glass detailing. This is followed by a second spacious reception room which promises to provide a charming setting for enjoying mealtimes, boasting a set of french doors out to the rear yard. Continuing through, a bright and airy morning room flows seamlessly into a substantial kitchen which concludes the ground floor, complete with a range of fitted base and wall units and plentiful surface space. Ascending to the first floor, you will discover two generously sized double bedrooms and a well-proportioned single bedroom, each receiving plenty of daylight, with the master bedroom further benefitting from a bay window. Completing the interior of this wonderful home is a contemporary style shower room. Externally, the property enjoys a low-maintenance enclosed yard to the rear, providing the ideal spot for enjoying al-fresco dining during the warmer months. A viewing is highly recommended to fully appreciate the exciting opportunity that this promising property has to offer.

## **Location**

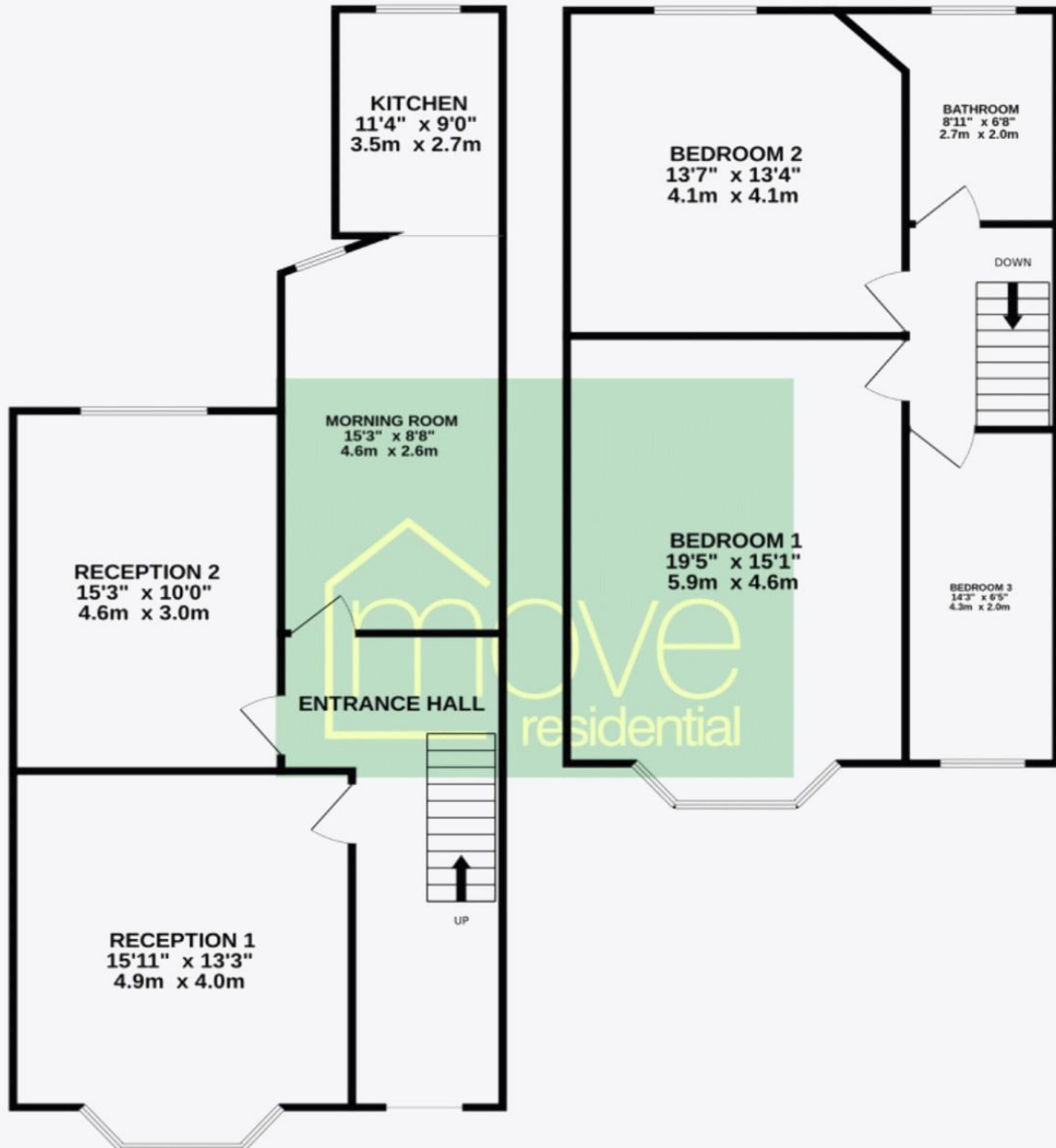
Aigburth is a genuinely varied area of Liverpool with plenty of local character, popular with students, investors, professionals and families. Property largely consists of traditional terraced housing (of all sizes) but with some large Victorian villas around Sefton Park and apartments (both purpose 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  
696 sq.ft. (64.6 sq.m.) approx.

1ST FLOOR  
607 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA : 1303 sq.ft. (121.1 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**

Awaiting Image.

### **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.