



Alwyn Street, Aigburth, Liverpool, L17 7DU

- Charming Three Bedroom Terrace Home
- Located in Desirable Suburb of Aigburth
- Entrance Hall & Two Reception Rooms
- Two Generously Sized Double Bedrooms
- Available for Sale with No Onward Chain
- Spacious & Well-Presented Throughout
- Modern Fitted Kitchen & Bathroom Suite
- Well-Proportioned Single Room/Office

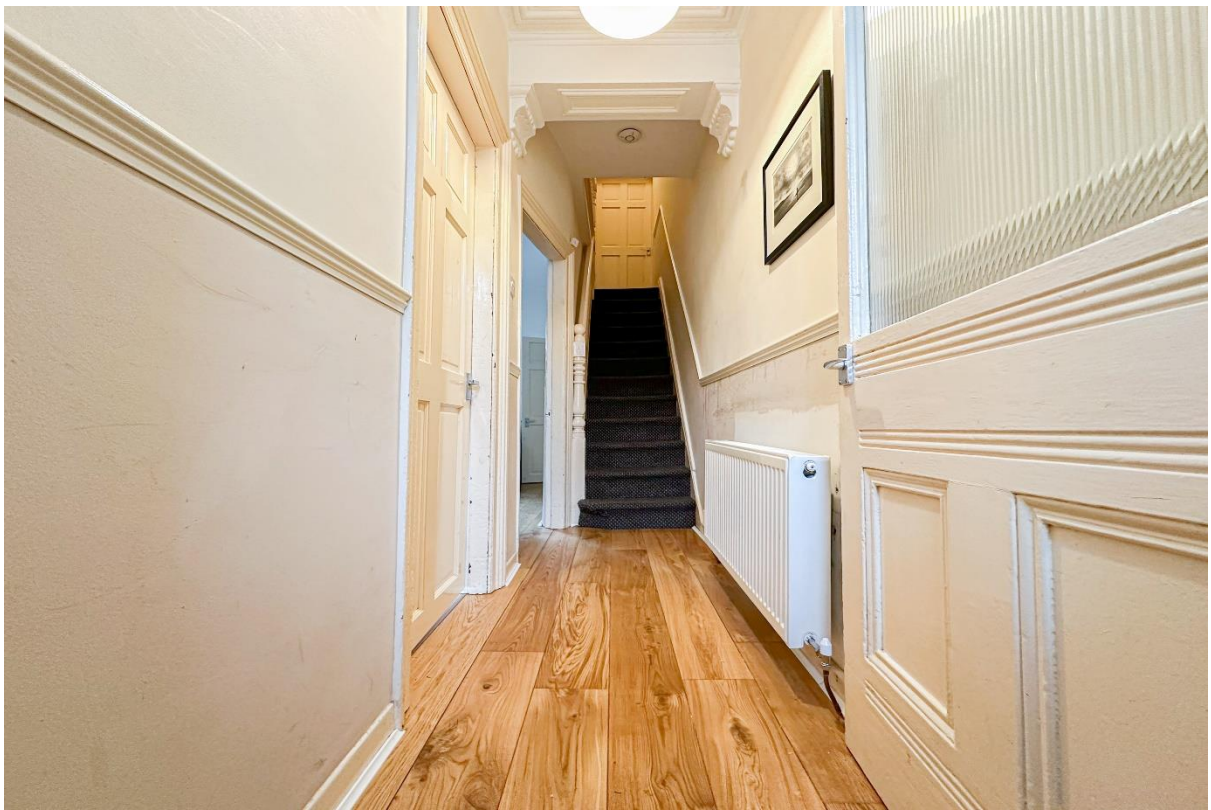


£240,000















Description

Move Residential are thrilled to present to the market this charming three bedroom mid terrace home, available for sale with no onward chain. Enjoying a prime location in the highly sought-after suburb of Aigburth, L17, the property offers generous and well-presented living proportions throughout, promising to make a fantastic future home for a very lucky buyer. An inviting entrance hall greets you into the property, leading through to a spacious front reception room, which is awash with natural light courtesy of a walk-in bay window. Finished in a tasteful décor featuring real oak wood flooring, this presents a delightful space for enjoying family mealtimes and entertaining guests. This is followed by a second substantial reception room which features an eye-catching wood-burner, offering a welcoming space to relax and unwind. Continuing through you will find a substantial modern kitchen which is complete with a range of fitted base and wall units and plentiful surface space, and concluding the ground floor is a contemporary style four-piece bathroom. Ascending to the first floor you will find two generously sized double bedrooms along with a well-proportioned single room, each well-presented and receiving plenty of daylight.

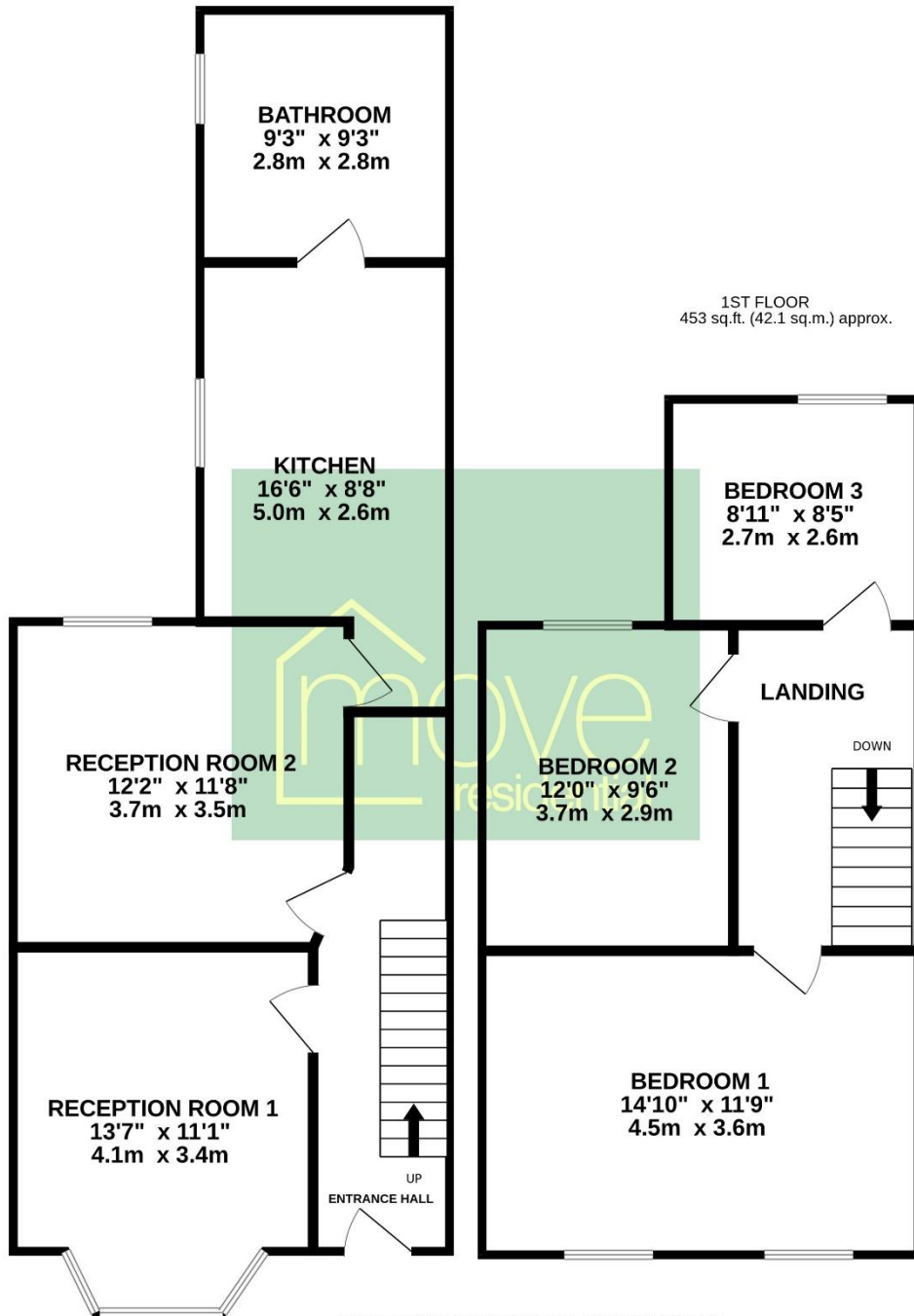
Location

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
599 sq.ft. (55.6 sq.m.) approx.

1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 1052 sq.ft. (97.7 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.