



## Alwyn Street, Aigburth, Liverpool, L17 7DY

- Promising Three Bedroom Terrace Property
- Well-Proportioned & Bursting with Potential
- Second Reception Room & Sizable Kitchen
- Single Room & Three-Piece Bathroom Suite
- Located in Sought-After Suburb of Aigburth
- Entrance Hall & Bay-Fronted Family Lounge
- Two Bright & Substantial Double Bedrooms
- Opportunity for Those Looking for a Project



£235,000







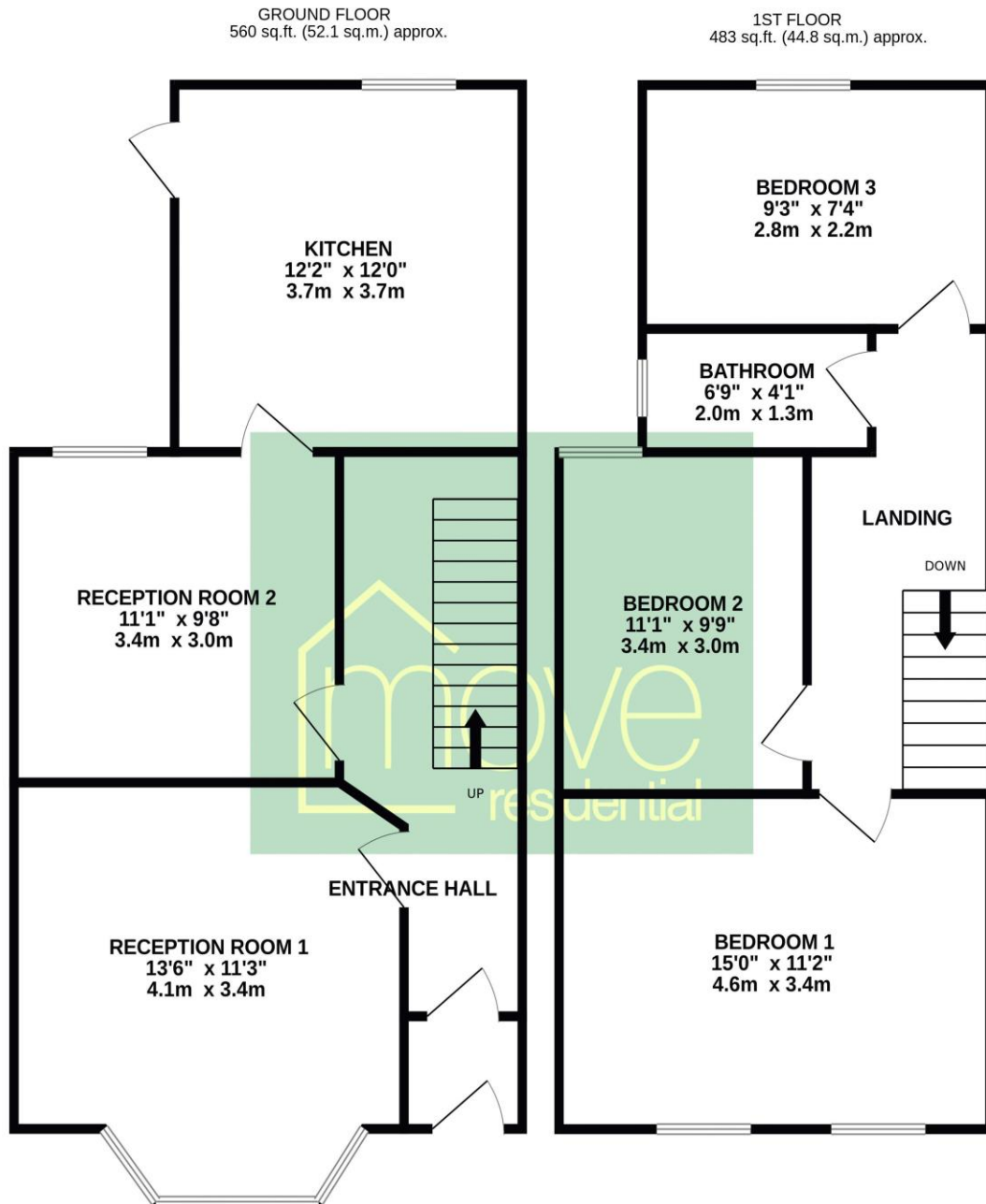
## **Description**

Enjoying a prime location on Alwyn Street in the sought-after suburb of Aigburth, L17, is this promising three bedroom mid terrace home, introduced to the sales market by appointed agents Move Residential. Ideal for those searching for a home they can put their own stamp on, this property boasts a charming frontage and offers generous living proportions bursting with potential throughout. A welcoming entrance hall greets you into the home, leading into a spacious family lounge flooded with natural light courtesy of a walk-in bay window. This is followed by a second substantial reception room which leads through to a sizable kitchen complete with a range of fitted base and wall units. Continuing up to the first floor you will find two generously sized double bedrooms and a well-proportioned single room, each receiving plenty of daylight, and completing the interior of this home is a three-piece family bathroom suite. A viewing is highly recommended to fully appreciate the exciting opportunity that this residence has to offer, promising to make a fantastic future home for a lucky buyer looking to tailor a home to their own tastes.

## **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



TOTAL FLOOR AREA : 1043 sq.ft. (96.9 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		90 B
69-80	C	72 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.