



Siddeley Street, Aigburth, Liverpool, L17 8XU

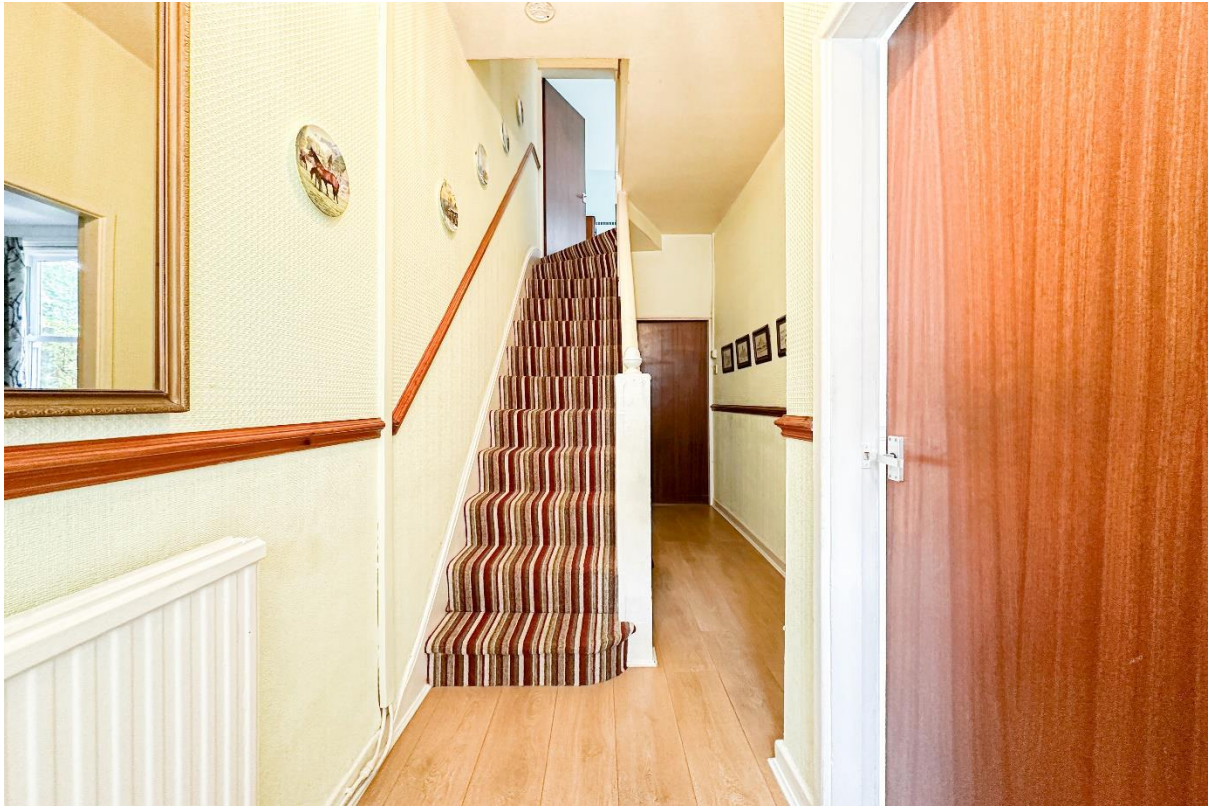
- Charming Two Bedroom Semi Detached Property
- Generously Sized & Well Presented Throughout
- Second Reception Room & Sizable Fitted Kitchen
- Beautifully Maintained Enclosed Yard to the Rear
- Situated in the Sought-After Suburb of Aigburth
- Hallway & Welcoming Bay-Fronted Dining Room
- Two Double Bedrooms & Four-Piece Bathroom
- Enjoys Close Proximity to the Vibrant Lark Lane



£260,000











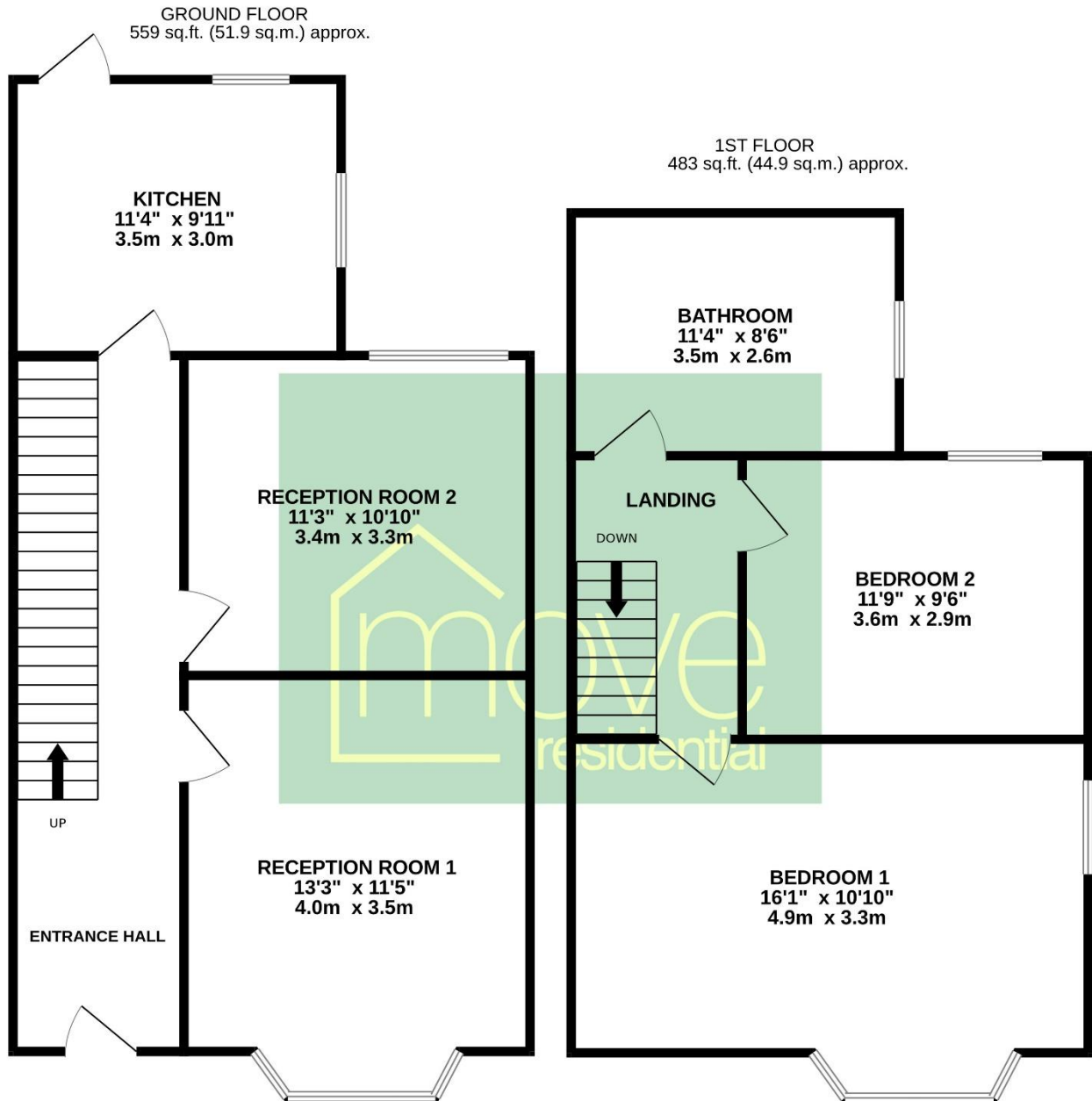
Description

Enjoying an enviable location on Siddeley Street in the heart of the sought-after suburb of Aigburth, L17, is this charming two bedroom semi detached home. Proudly presented to the sales market by appointed agents Move Residential, this property boasts a characterful frontage and offers generously proportioned and well-maintained living proportions which are bursting with potential, promising to make a wonderful future home for a lucky buyer. An inviting entrance hall greets you into the home, leading you through to a spacious reception room which is awash with natural light and enjoys an attractive wood style flooring, presenting a delightful space for sharing mealtimes. This is followed by a second substantial reception room which boasts an eye-catching fireplace, offering a welcoming setting to relax and unwind. Concluding the ground floor is a sizable kitchen complete with a range of fitted base and wall units and plentiful surface space. The first floor offers two generously sized double bedrooms, with the master room occupying the full width of the property, both well-presented and flooded with daylight. Adding the finishing touch to the interior of this home is a spacious four-piece family bathroom suite. Externally, the property benefits from a beautifully maintained enclosed rear yard which offers an idyllic spot for enjoying al-fresco dining during the summer months. This property presents an opportunity not to be missed for those looking for a home they can put their own stamp on, located just a stones throw from the vibrant Lark Lane.

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 : 1042 sq.ft. (96.8 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		87 B
69-80	C		
55-68	D	63 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.