



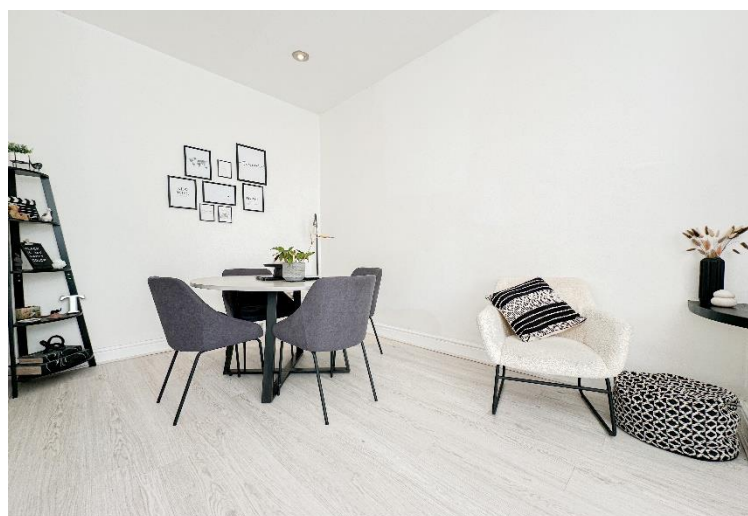
## Aigburth Road, Aigburth, Liverpool L17 4JP

- Stunning Two Bedroom Ground Floor Apartment
- No Onward Chain - Perfect for First Time Buyers
- Bay-Fronted Reception Room & Stylish Kitchen
- Contemporary Style Three-Piece Bathroom Suite
- Located in the Sought-After Suburb of Aigburth
- Spacious & Immaculately Presented Throughout
- Two Bedrooms Finished to an Excellent Standard
- Benefitting From Access to Communal Parking



£175,000













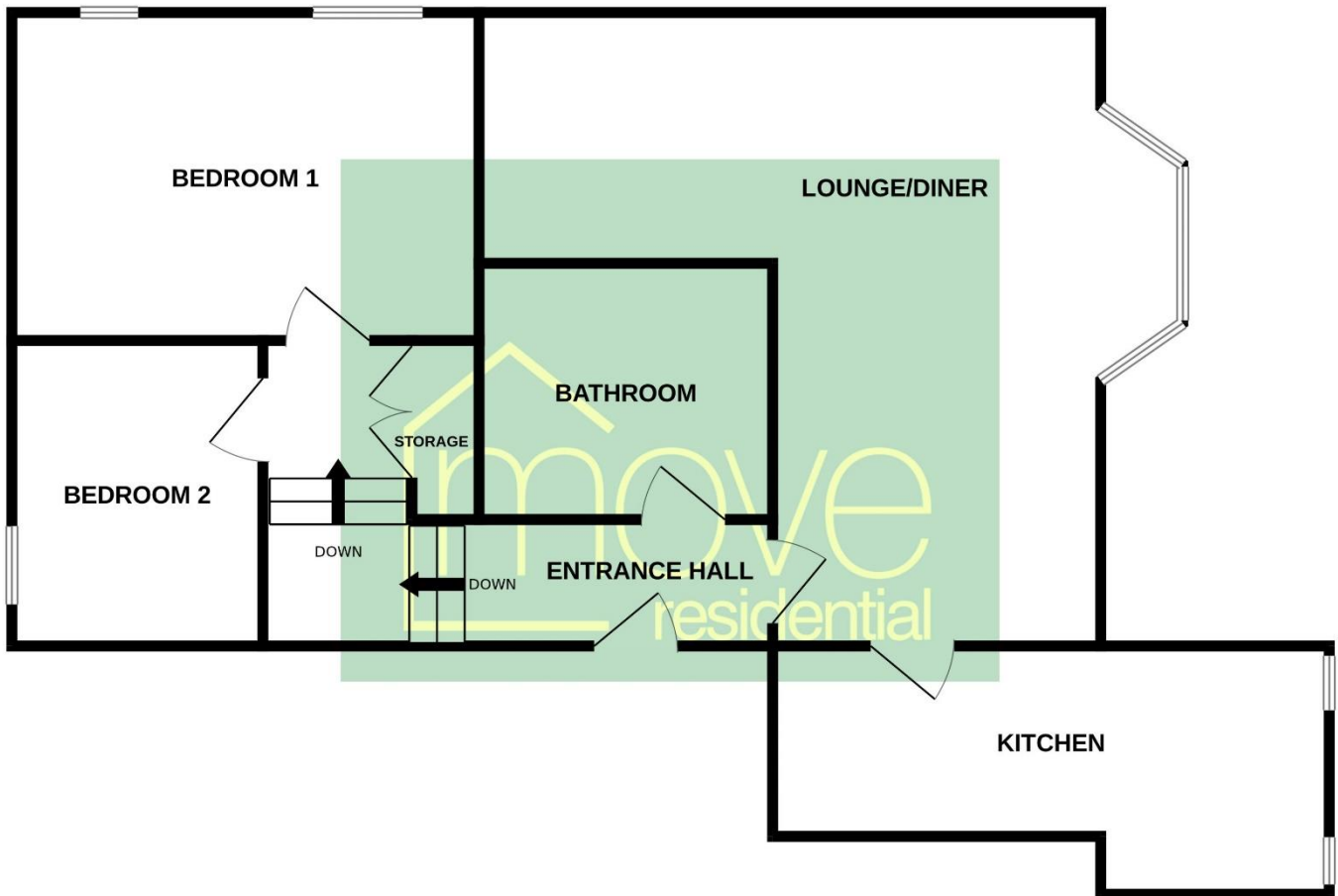
## **Description**

Move Residential are delighted to present to the sales market this stunning two bedroom ground floor apartment, located in a beautiful building on Aigburth Road in the sought-after suburb of Aigburth, L17. Available with no onward chain, this property presents an opportunity not to be missed for those looking to downsize or first-time buyers, offering generous and immaculately presented living proportions throughout. Following through the entrance hall you are led into a spacious reception room which is flooded with natural light courtesy of a bay-window. Finished in a neutral tasteful décor featuring attractive wood style flooring, this presents a welcoming space to relax and unwind. Following this is a sizable modern kitchen complete with a range of stylish fitted base and wall units, complementary worktops providing plentiful surface space, and a selection of sleek integrated appliances. The sleeping accommodation is located on the lower ground level, consisting of a generously sized double bedroom and a well-proportioned single room, each finished to an excellent standard featuring plush carpeting. Adding the finishing touch to the interior of this fabulous apartment is a contemporary style three-piece family bathroom suite. Externally, residents benefit from access to communal parking.

## **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



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		
69-80	C		73 C
55-68	D	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.