



Elmswood Road, Aigburth, Liverpool, L17 0DJ

- Promising Three Bedroom Semi Detached Residence
- Rare Find - Available for Sale with No Onward Chain
- Entrance Hall, Family Lounge, Sitting Room & Kitchen
- Three-Piece Family Bathroom Suite with Separate WC
- Prime Location in the Sought-After Area of Aigburth
- Generously Proportioned & Brimming with Potential
- Two Spacious Double Bedrooms & Large Single Room
- Vast Lawned Rear Garden, Off-Road Parking & Garage



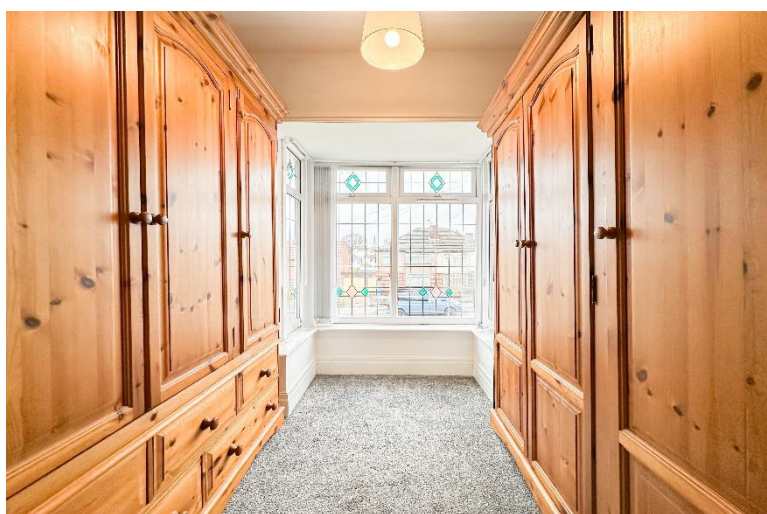
From £325,000

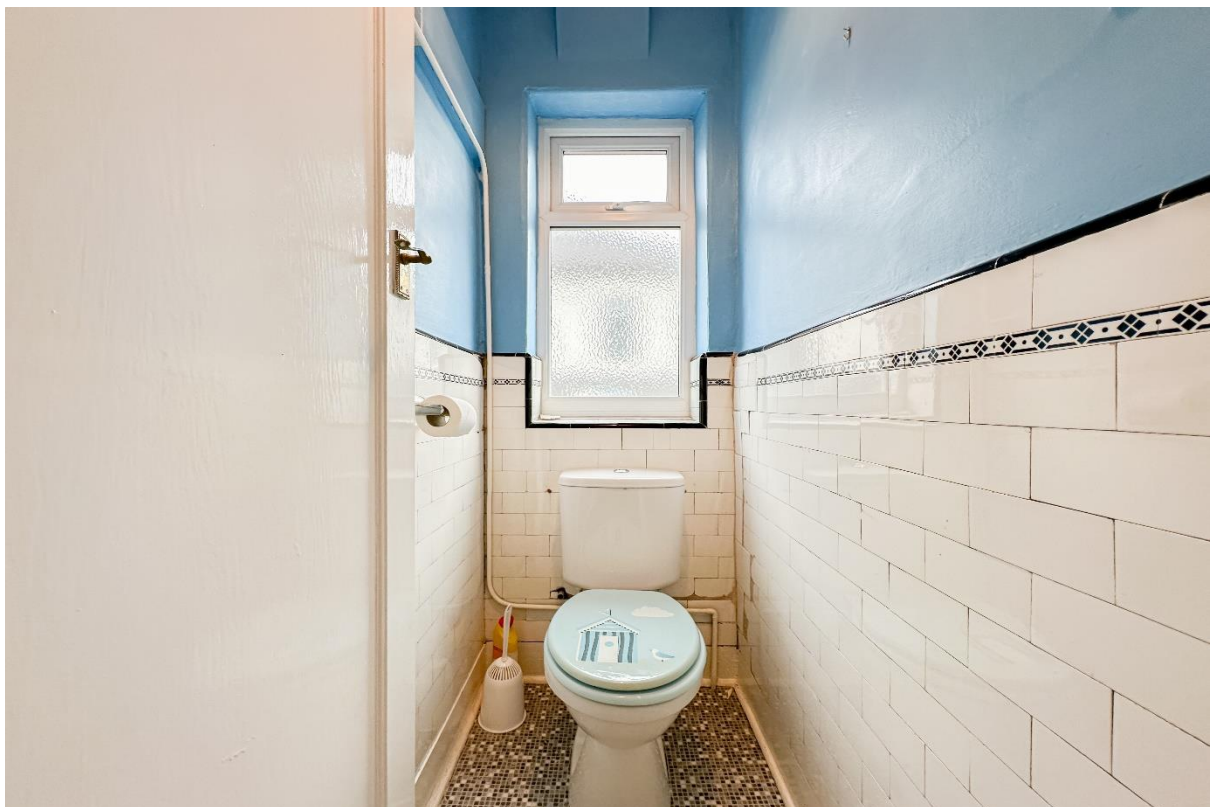














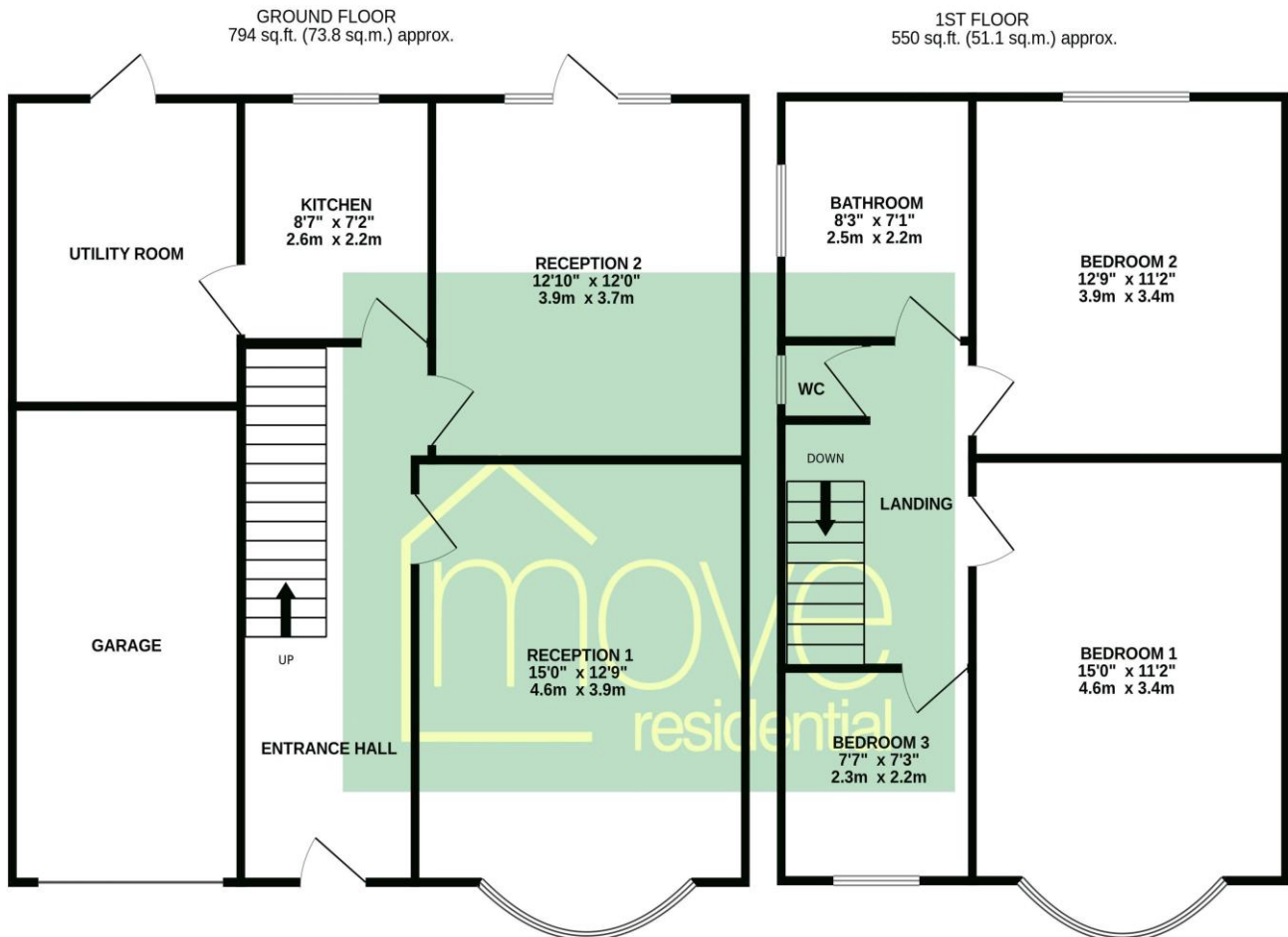
Description

Enjoying a prime location on Elmswood Road in the sought-after area of Aigburth, L17, is this promising three bedroom semi detached home, offered for sale with no onward chain by Move Residential. Those searching for a home they can put their own stamp on should look no further, as this property offers generous and versatile living proportions throughout which are practically bursting with potential. Following through the entrance hall you are led into the first of two spacious reception rooms, each promising to make fantastic social spaces for relaxing and sharing mealtimes with family and friends. The front lounge is flooded with natural light, courtesy of a bay window featuring intricate stained-glass detailing, whilst the rear sitting room enjoys views and access out to the rear garden. Concluding the ground floor is a sizable kitchen which offers plenty of scope for modernisation. Continuing up to the first floor, you will discover two generously sized double and a well-proportioned single room, each receiving plenty of natural light with the master bedroom further benefitting from a bay window, and accompanying the sleeping accommodation is a three-piece family bathroom suite. Externally, the property enjoys a vast and well-maintained lawned rear garden offering ample room for recreational activities. To the front, a driveway provides off-road parking whilst a garage accommodates additional storage space.

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 : 1345 sq.ft. (124.9 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

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.