



Sandhurst Street, Aigburth, Liverpool, L17 7BU

- Charming Three Bedroom Mid Terrace Home
- Finished To Impeccable Standard Throughout
- Modern Kitchen With Integrated Appliances
- Ensuite to Master & Three-Piece Bathroom
- Located In Sought-After Suburb of Aigburth
- Entrance Hall & Welcoming Through Lounge
- Three Bright & Well-Proportioned Bedrooms
- Well-Maintained Enclosed Yard to the Rear



£285,000















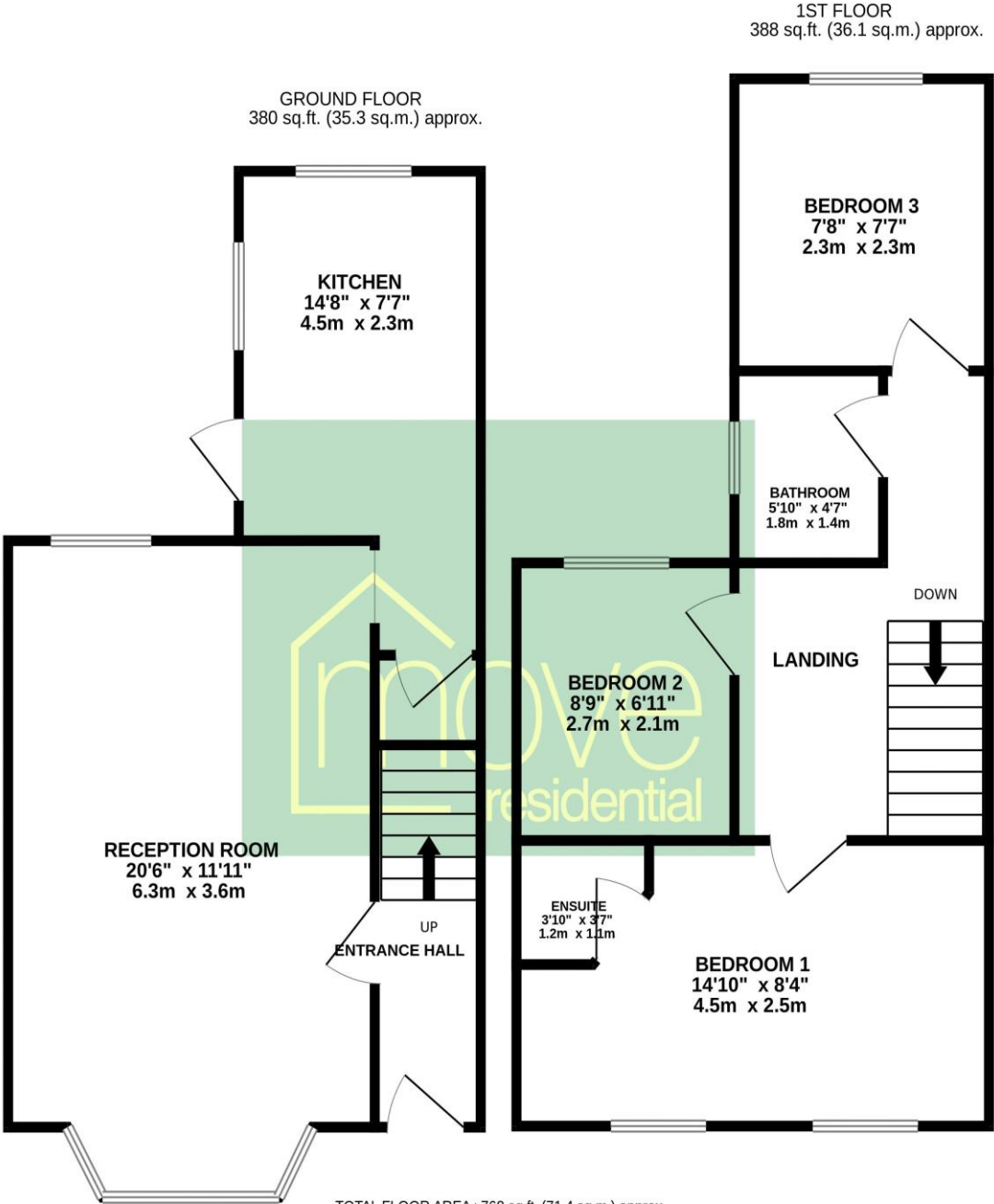
Description

This charming three bedroom mid terrace home, enjoying a prime location on Sandhurst Street in the sought-after suburb of Aigburth, L17, is proudly presented to the sales market by appointed agents Move Residential. Boasting generous and immaculately finished living proportions which showcase a plethora of exquisite original features, this promises to make a fantastic purchase for growing families wanting to live in close proximity to the amenities that Aigburth has to offer. An inviting entrance hall greets you into the property, tastefully decorated showcasing a chic patterned flooring and original ornate ceiling coving. This is followed by a spacious and beautifully presented through lounge which offers plenty of room for both a sitting and dining area, flooded with natural light courtesy of a bay window. Finished in an elegant decor and enjoying wonderfully high ceilings, this presents a welcoming social space for relaxing and enjoying mealtimes with family and friends. Concluding the ground floor is a modern kitchen complete with range of stylish fitted units, complementary marble pattern worktops providing plentiful surface space, and a selection of sleek integrated appliances. Ascending to the first floor, you will discover the impeccably presented master bedroom, occupying the full width of the property, and complete with the added luxury of a contemporary style ensuite shower room. There are two further well-proportioned bedrooms finished to an excellent standard, accompanied by a deluxe family bathroom suite, featuring a freestanding bathtub. Externally, the property benefits from a well-maintained enclosed yard providing an idyllic spot for al-fresco dining during the warmer months.

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		
55-68	D		
39-54	E		44 E
21-38	F		
1-20	G	1 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.