

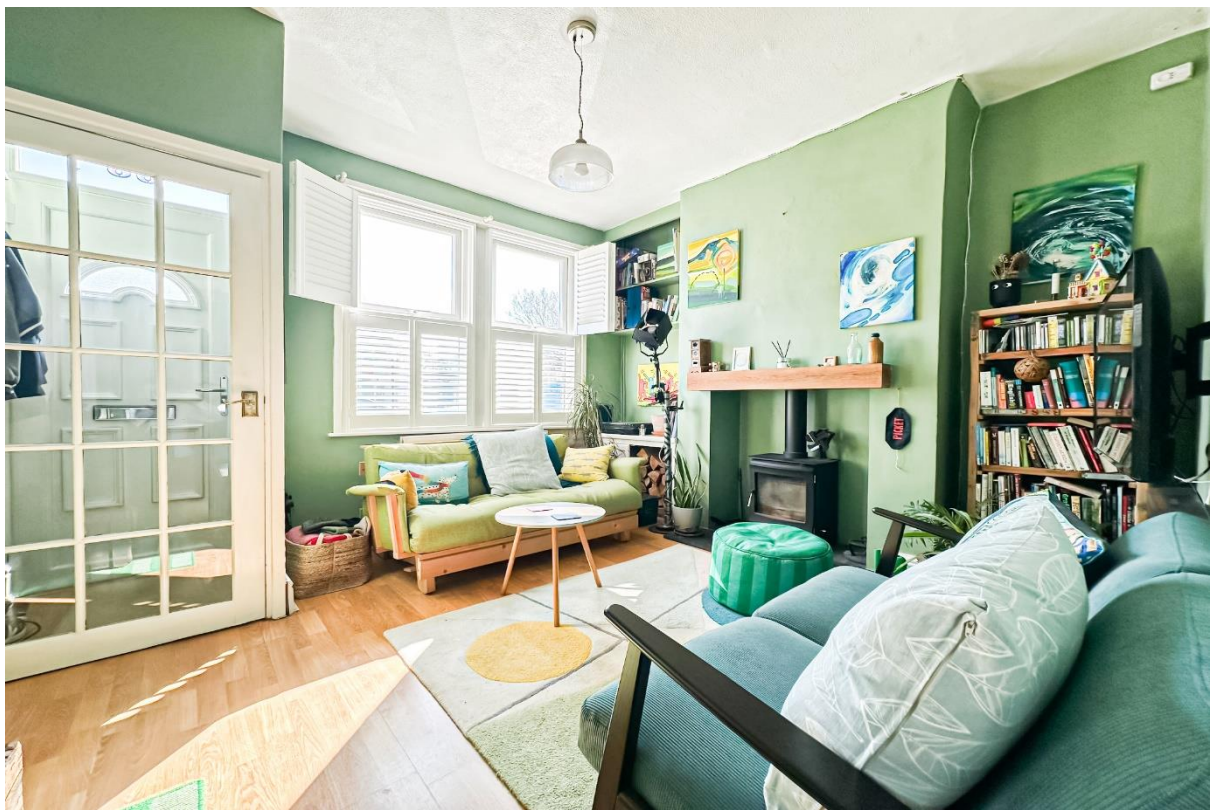


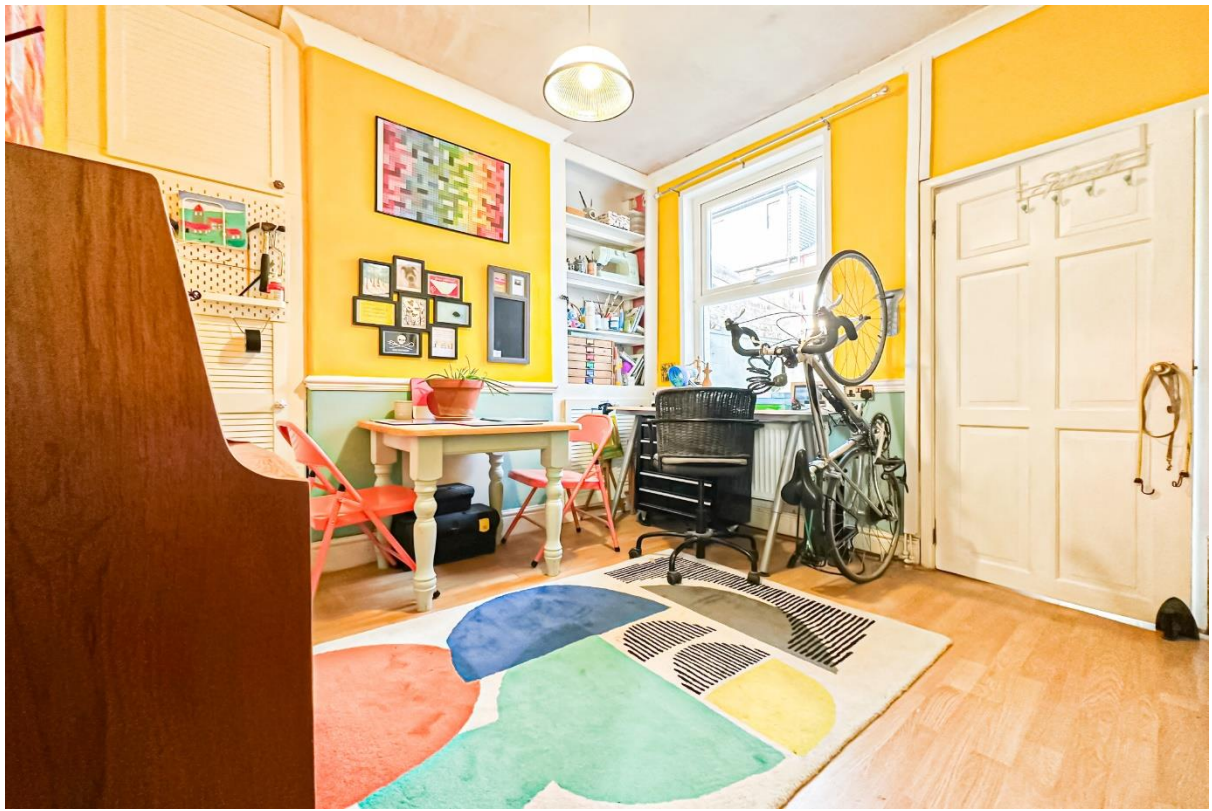
Tramway Road, Aigburth, Liverpool, L17 7AZ

- Charming One Bedroom Terrace Property
- Well-Proportioned & Impeccably Finished
- Lounge, Dining Room & Modern Kitchen
- Luxury Bathroom & Spacious Loft Room
- Located In Sought-After Area Of Aigburth
- A Brilliant Purchase For First Time Buyers
- Bright & Beautifully Presented Bedroom
- Low-Maintenance Enclosed Yard To Rear

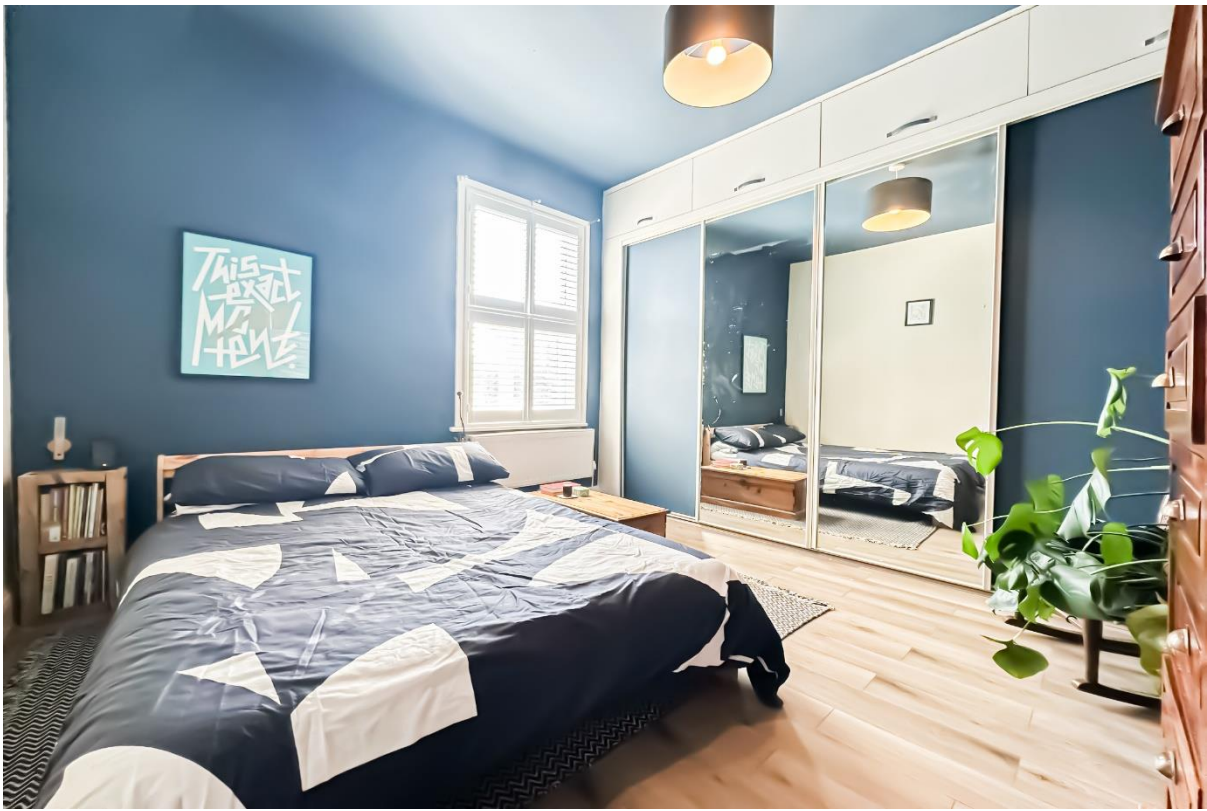


Offers Over £200,000













EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	55 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.

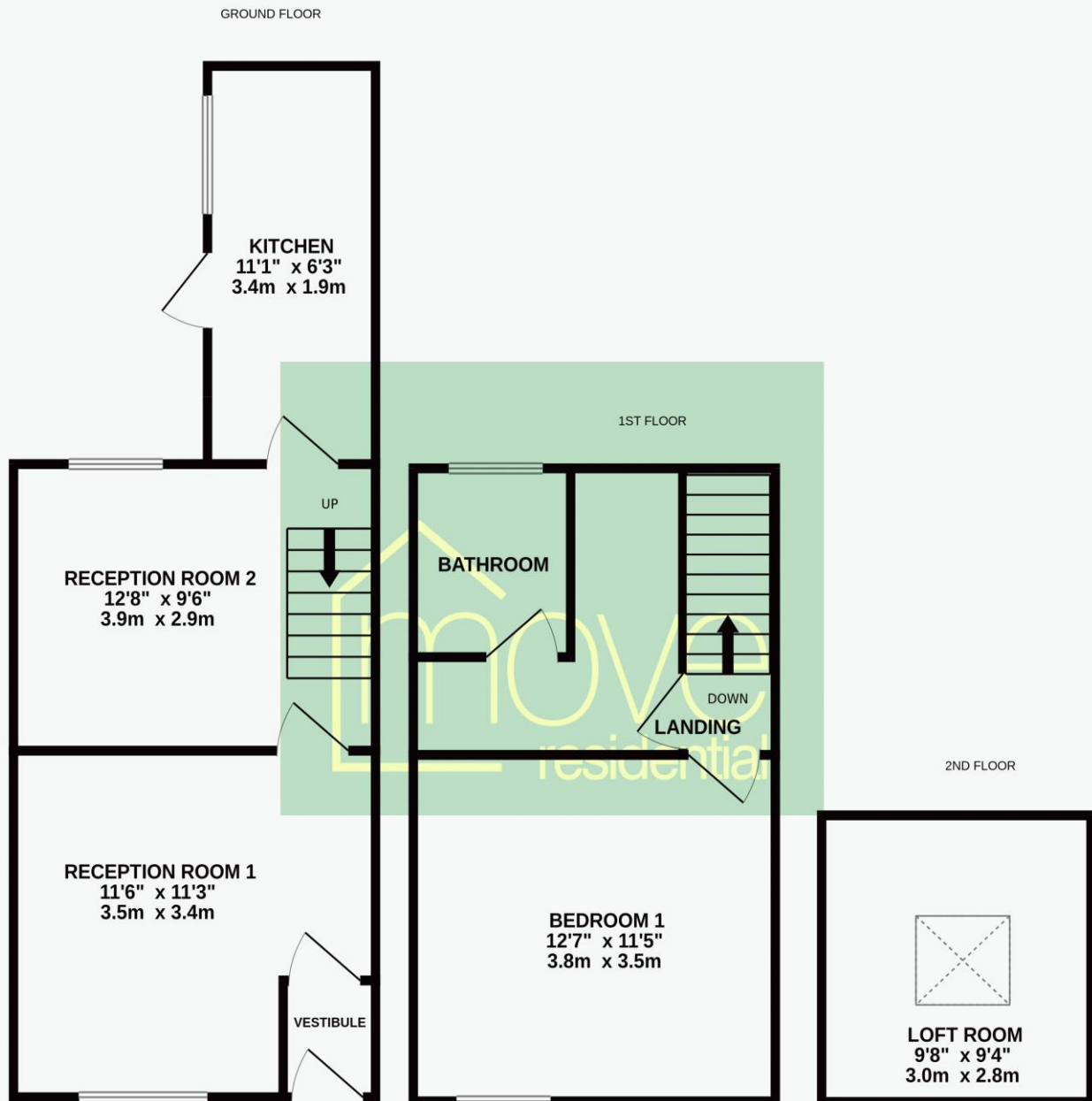
Description

This utterly charming one bedroom mid terrace home, enjoying a prime location on Tramway Road in the highly sought-after suburb of Aigburth, L17, is introduced to the sales market by appointed agents Move Residential. Beautifully presented throughout, this presents an opportunity not to be missed for first time buyers looking to get on the property ladder. Following through the vestibule entrance, you are greeted by the first of two spacious reception rooms, each impeccably finished in a bold and tasteful décor featuring attractive wood style flooring. The front lounge enjoys an eye-catching wood burner, providing a welcoming space to relax and unwind, whilst the dining room to the rear offers a delightful setting for enjoying mealtimes with family and friends. Concluding the ground floor is a sizable kitchen complete with a range of fitted base and wall units and complementary worktops providing plentiful surface space. Continuing up to the first floor you will discover a spacious and well-presented double bedroom, accompanied by a deluxe contemporary style three-piece bathroom suite, featuring stylish subway tiling to the walls and patterned flooring. Completing the interior of this lovely home is a bright and airy loft room which boasts a skylight, providing scope for a wide variety of uses. Externally, a low-maintenance enclosed rear yard offers the ideal spot for enjoying 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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