



Rimmington Road, Aigburth, Liverpool, L17 0BD

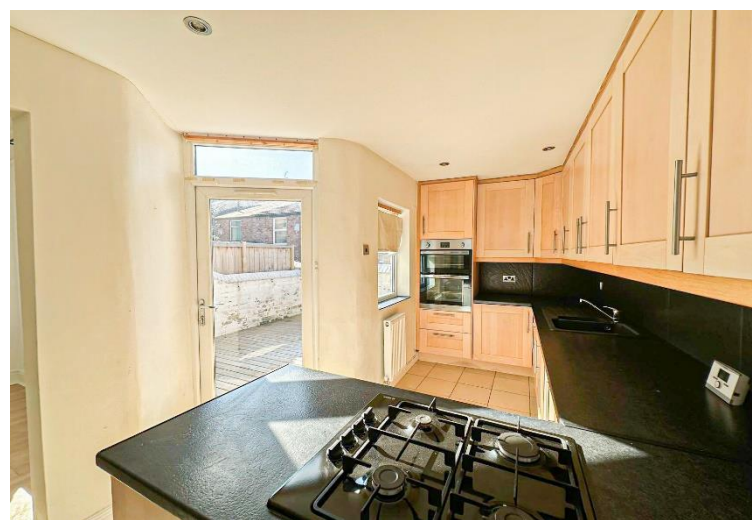
- Fantastic Three Bedroom Mid Terrace Home
- Generously Proportioned & Well-Maintained
- Second Reception Opens Into Kitchen Diner
- Sizable Three-Piece Family Bathroom Suite
- Located In Sought-After Suburb Of Aigburth
- Entrance Hall & Bay-Fronted Family Lounge
- Two Double Bedrooms & Large Single Room
- Low-Maintenance Decked Yard To The Rear



Offers Over £300,000















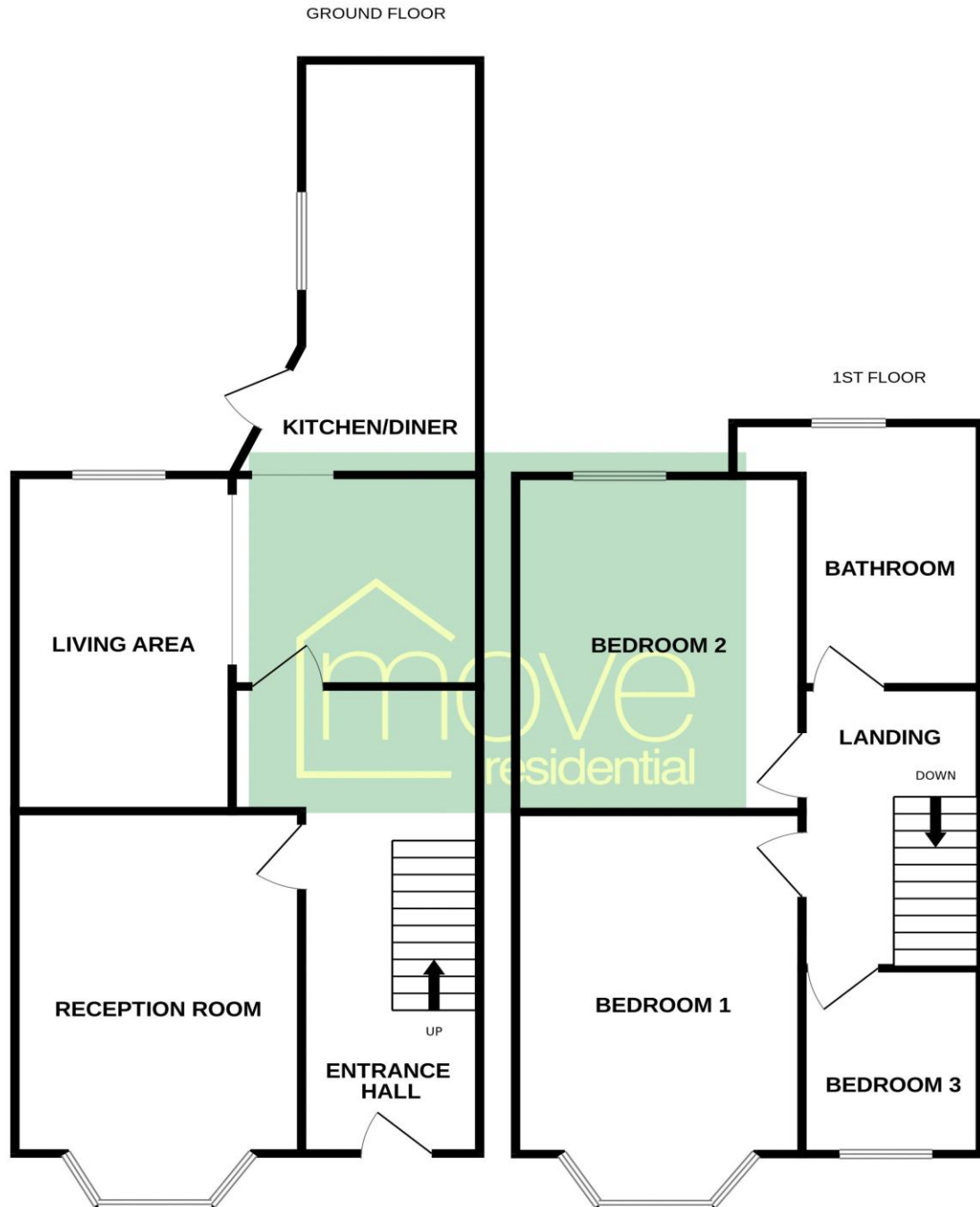
Description

Enjoying a prime location on Rimmington Road in the sought-after suburb of Aigburth, L17, is this fantastic three bedroom mid terrace property, proudly presented to the sales market by appointed agents Move Residential. Boasting a charming frontage and offering spacious and well-maintained living proportions throughout, this property presents a wonderful canvas for those looking for a home they can tailor to their own tastes. Upon entering the property you are greeted by an inviting entrance hall, leading through to a spacious reception room which enjoys wonderfully high ceilings with ornate detailing. Awash with natural light courtesy of a bay window and featuring an eye-catching fireplace, this promises to make a tranquil and elegant space to relax and unwind. The second reception room has been knocked through to the kitchen to create an open plan kitchen, dining and living space which offers a fantastic social setting for cooking in company and entertaining guests. The kitchen is complete with a range of fitted base and wall units, plentiful worktop space and a selection of integrated appliances. Continuing up to the first floor, you will find two generously sized double bedrooms and a well-proportioned single room, each boasting a feature fireplace, accompanied by a three-piece family bathroom suite. Externally, the property further benefits from a low-maintenance decked rear yard, providing 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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EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 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.