

## Sunbourne Road, Aigburth, Liverpool, L17 7BL

- Three Bedroom Mid Terrace Property
- Generously Proportioned Throughout
- Entrance Hall & Bay-Fronted Lounge
- Three Bedrooms & Shower Room
- Located In Desirable Area Of Aigburth
- Exciting Refurbishment Opportunity
- Further Reception Room & Kitchen
- Low-Maintenance Yard To The Rear



£250,000









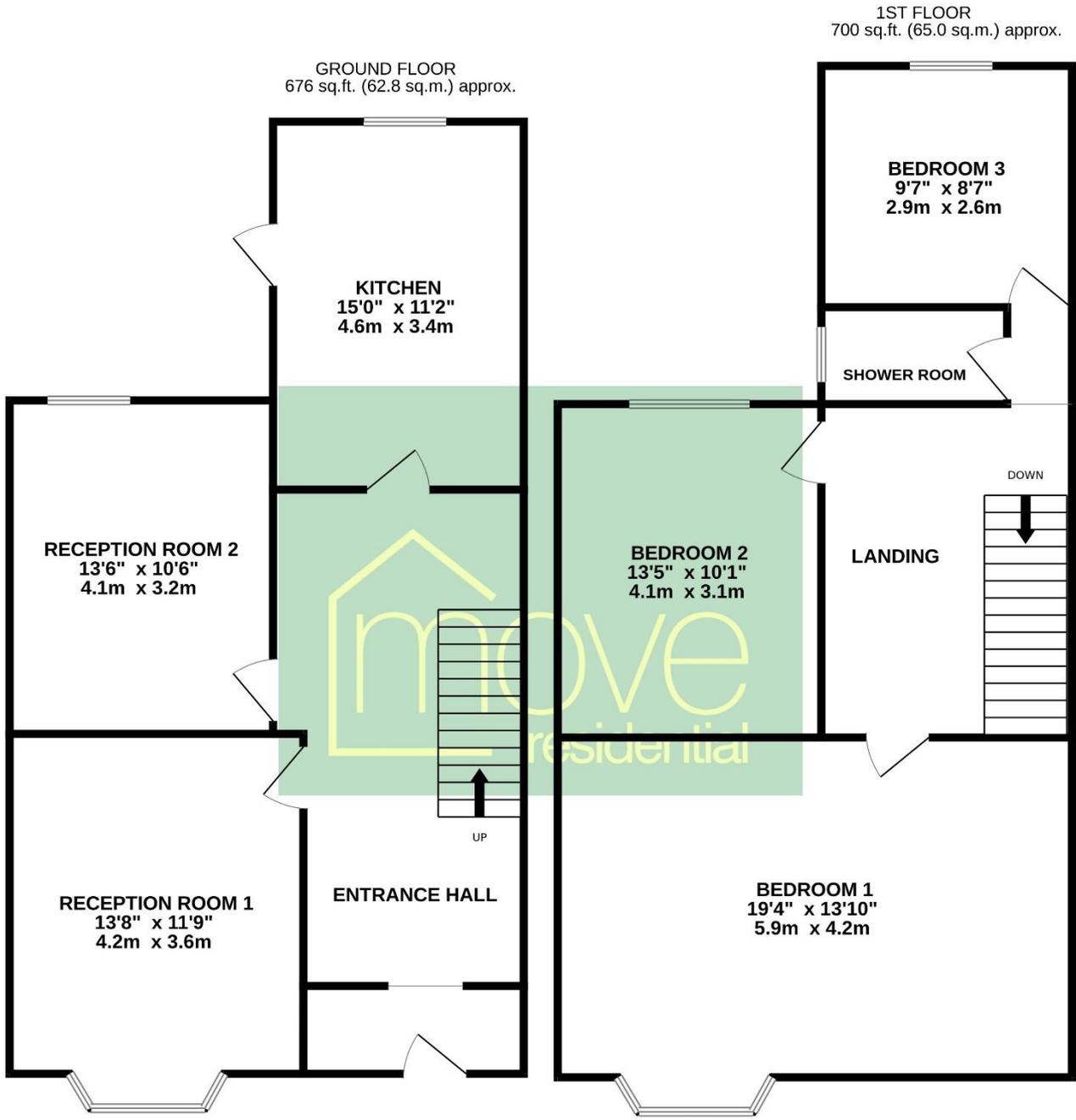
## **Description**

Those searching for a property they can put their own stamp on should look no further than this promising three bedroom mid terrace home, enjoying a prime location on Sunbourne Road in the sought-after suburb of Aigburth, L17. Boasting generous living proportions which are practically bursting with potential throughout, appointed agents Move Residential are confident that this will make a wonderful future home for a growing family. Following through the entrance hall, you are led into a spacious family lounge, which is awash with natural light courtesy of a bay window and showcases a feature fireplace. Continuing through you will find a second bright and substantial reception room, followed by a sizable fitted kitchen, which offers plenty of scope for modernisation. Continuing up to the first floor, you will discover a generously sized master bedroom which occupies the full width of the property, a second spacious double bedroom, and a well-proportioned single room, each receiving plenty of daylight. Accompanying the sleeping accommodation and adding the finishing touch to the interior of this home is a wet room. Externally, the property benefits from a low-maintenance enclosed rear yard.

## **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 : 1375 sq.ft. (127.8 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.