

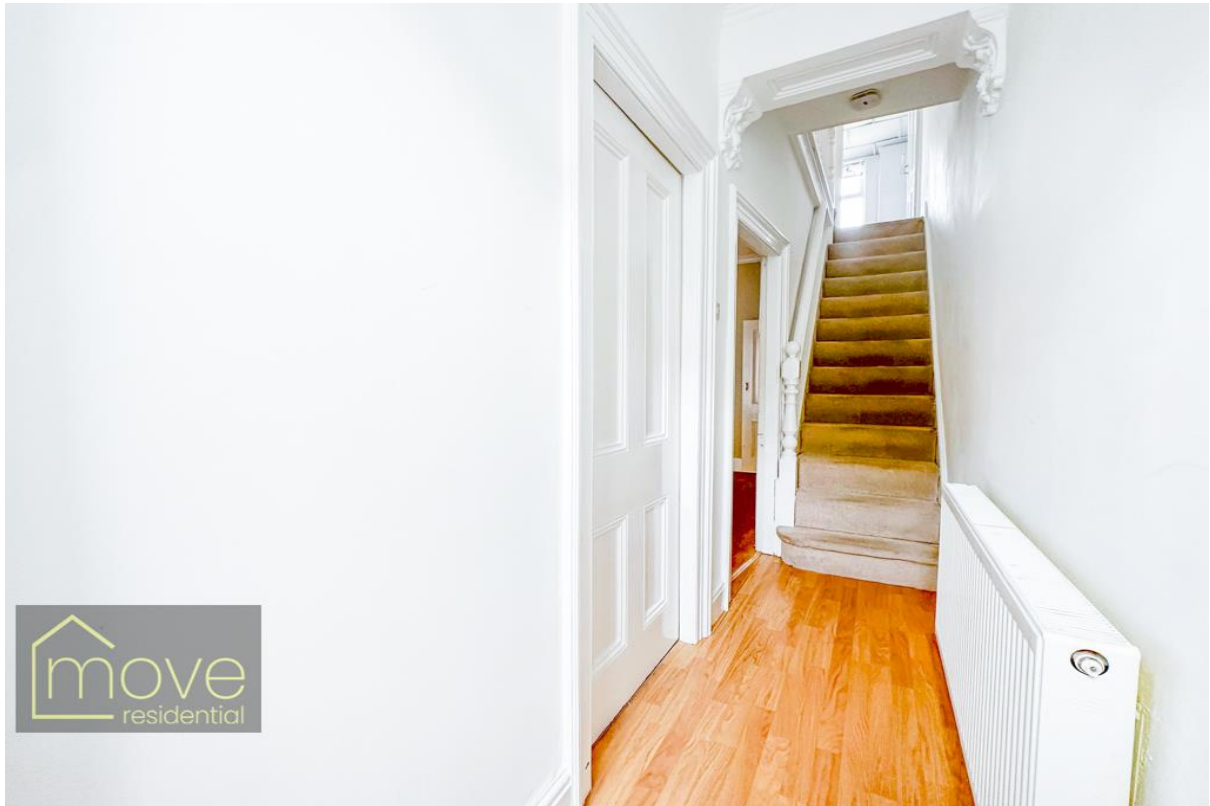


Thirlstane Street, Aigburth, Liverpool, L17 9PD

- Brilliant Two Bedroom Terrace Home
- No Chain-Ideal For First Time Buyers
- Bright Dining Room & Fitted Kitchen
- Modern Three-Piece Bathroom Suite
- Prime Location In Desirable Aigburth
- Entrance Hall & Bay-Fronted Lounge
- Two Substantial Double Bedrooms
- Low-Maintenance Enclosed Rear Yard

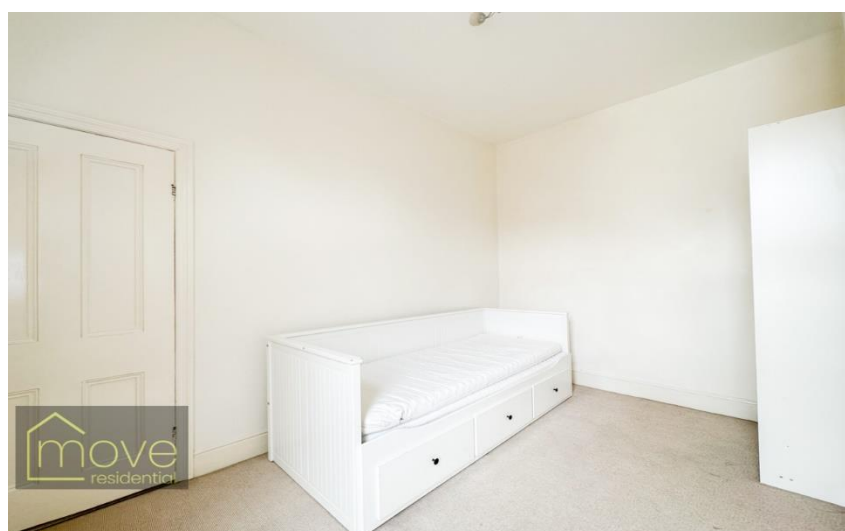


£230,000











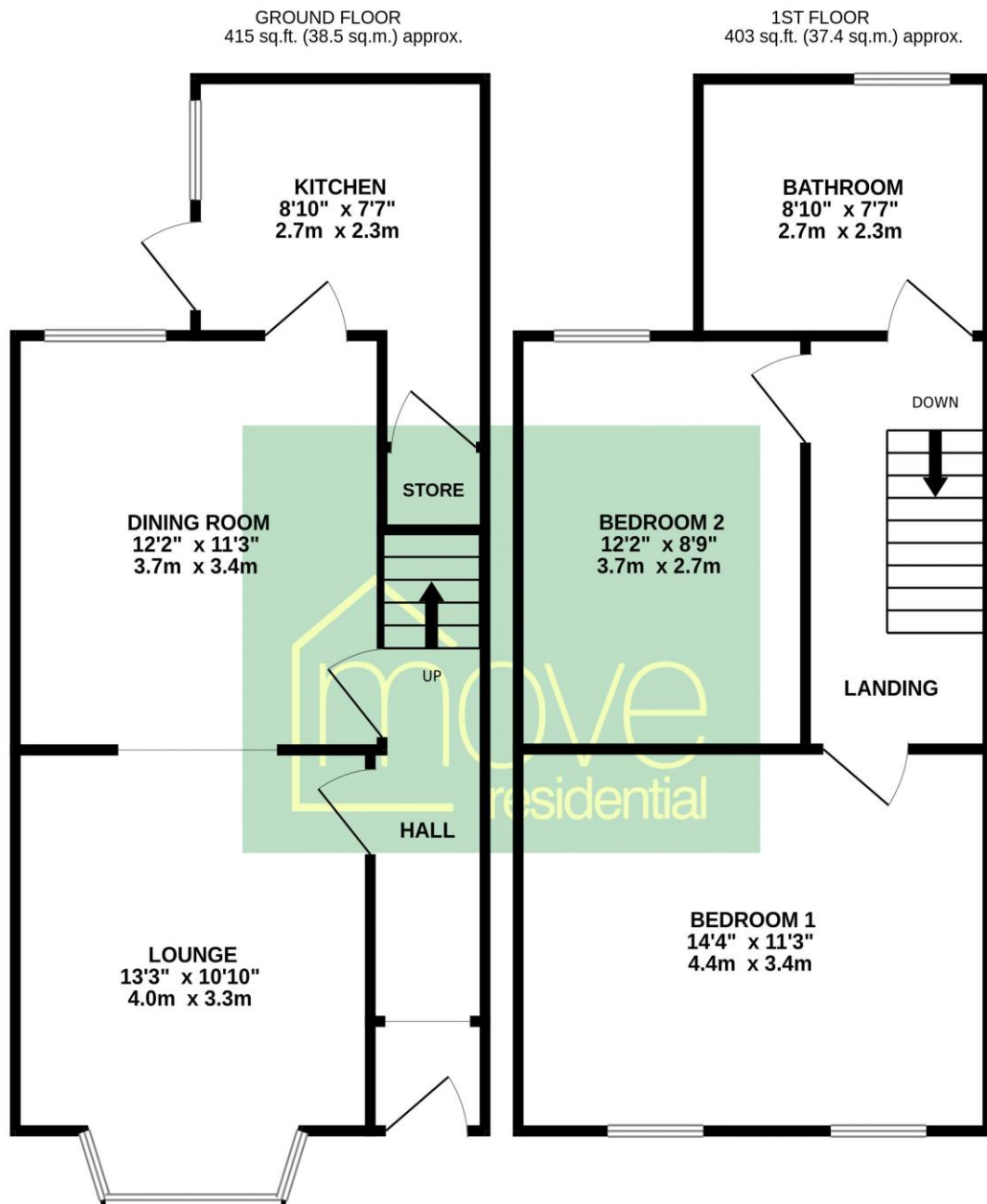
Description

Move Residential are delighted to present to the sales market this brilliant two bedroom mid terrace home, enjoying a prime location on Thirlstane Street in the highly sought-after suburb of Aigburth, L17. Offered for sale with no onward chain, this spacious and well-presented property presents an opportunity not to be missed for first time buyers looking to get on the property ladder. Following through the entrance hall, you are led into a bay-fronted family lounge which is flooded with natural light, enjoying plush carpeting and an eye-catching fireplace. This flows seamlessly into a beautifully presented dining area, which is followed by a modern kitchen complete with a range of fitted base and wall units and plentiful surface space. Continuing up to the first floor you will discover two generously sized double bedrooms, each finished to an excellent standard, accompanied by a contemporary style three-piece family bathroom suite. Externally, the property further benefits from a low-maintenance enclosed yard to the rear which provides 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



TOTAL FLOOR AREA : 817 sq.ft. (75.9 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 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.