



Rosslyn Street, Aigburth, Liverpool, L17 7DW

- Stunning Three Bedroom Mid Terrace Home
- Rare Find - Available With No Onward Chain
- Entrance Hall & Bay-Fronted Reception Room
- Two Double Bedrooms & Large Single Room
- Prime Location In Desirable Area Of Aigburth
- Fully Refurbished To An Immaculate Standard
- Impressive Open Plan Kitchen & Dining Area
- Contemporary Three-Piece Family Bathroom



Offers Over £290,000











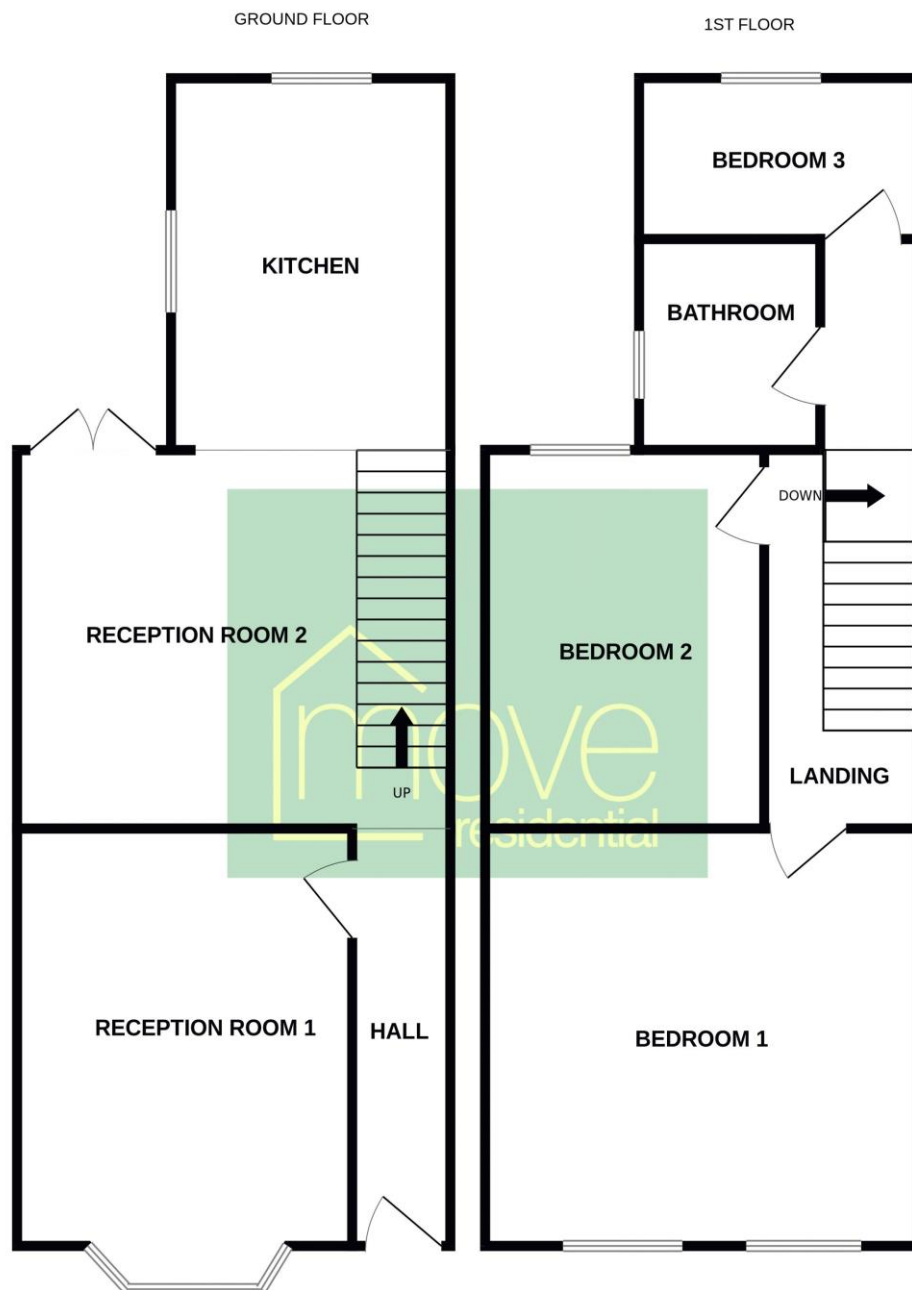
Description

Enjoying a prime location on Rosslyn Street in the highly sought-after suburb of Aigburth, L17, is this newly refurbished three bedroom terrace home, offered for sale with no onward chain by appointed agents Move Residential. Showcasing spacious interiors which have been finished to an immaculate standard throughout, this promises to make a fabulous future home for a growing family. An entrance hall greets you into the property, leading you into a beautifully presented lounge enjoying a bay window which floods the space with natural light. This is followed by a second substantial and impeccably finished reception room, featuring a set of French doors, which flows seamlessly into the kitchen, creating a social open plan setting perfect for cooking in company and entertaining guests. The kitchen has evidently been finished to high specifications complete with a range of stylish fitted base and wall units, complimentary marble pattern worktops, and a selection of sleek integrated appliances. Continuing up to the first floor, you will discover two generously sized double bedrooms and a well-proportioned single room, each finished in a neutral tasteful décor and receiving plenty of daylight. Accompanying the sleeping accommodation and adding the finishing touch to the interior of this fantastic home is a contemporary style three-piece family bathroom suite. Further benefits to the property include a new boiler, full re-wire and a new alarm system.

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 : 969sq.ft. (90.0 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		
69-80	C		73 C
55-68	D		
39-54	E		
21-38	F	29 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.