



## Colebrooke Road, Aigburth, Liverpool, L17 7BY

- Five Bedroom Mid Terrace Property
- Located In Popular Area Of Aigburth
- Fantastic Opportunity For Investors
- Bursting With Potential Throughout
- Hallway & Two Reception Rooms
- Kitchen & Downstairs Shower Room
- Five Well-Proportioned Bedrooms
- Three-Piece Family Bathroom Suite

Offers Over £240,000

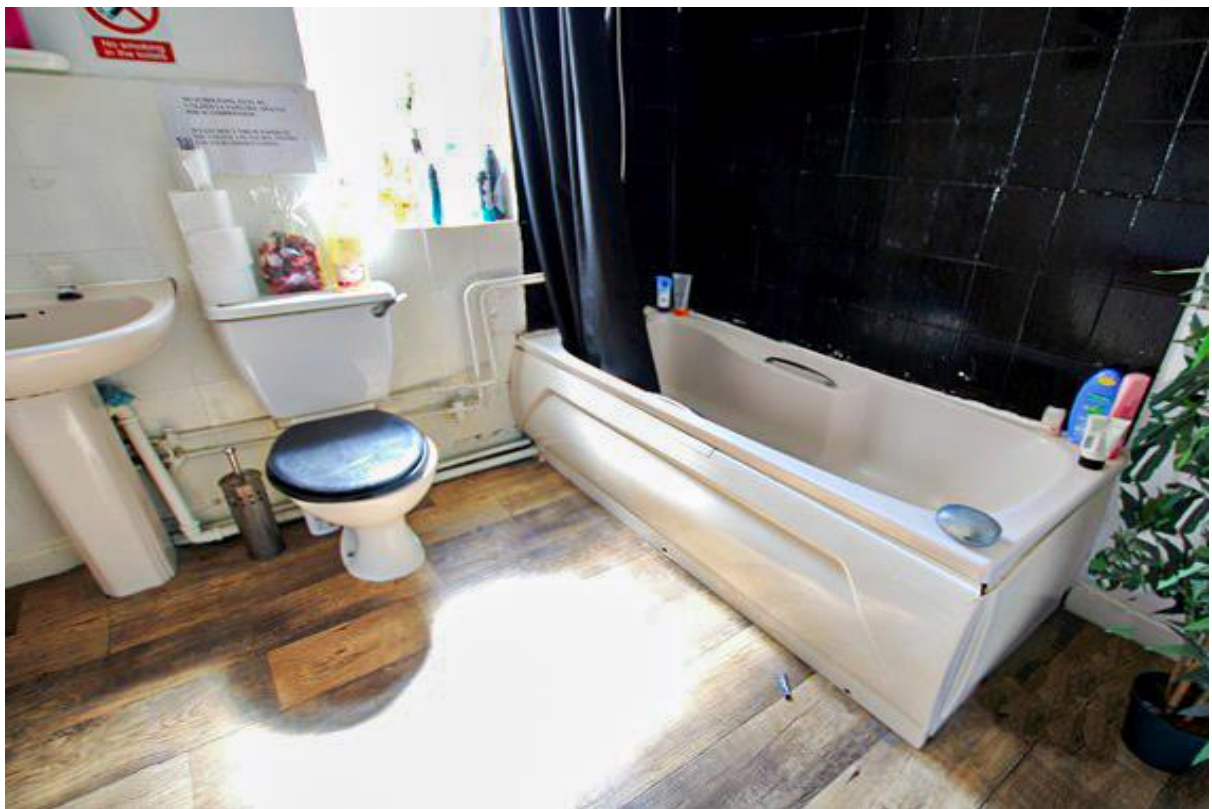












## Description

Move Residential are delighted to present to the sales market this brilliant five bedroom terrace home, enjoying a prime location on Colebrook Road in the highly sought-after suburb of Aigburth, L17. Boasting generous living proportions which are bursting with potential throughout, this presents an opportunity not to be missed for those searching for a property they can put their own stamp on. Following through the entrance hall, you are led into a spacious bay-fronted lounge, which is followed by a second substantial reception room, and then a fitted kitchen diner along with a ground floor shower room. Continuing up to the first floor, you will discover five well-proportioned bedrooms, accompanied by a three-piece family bathroom suite.

## 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.

## EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

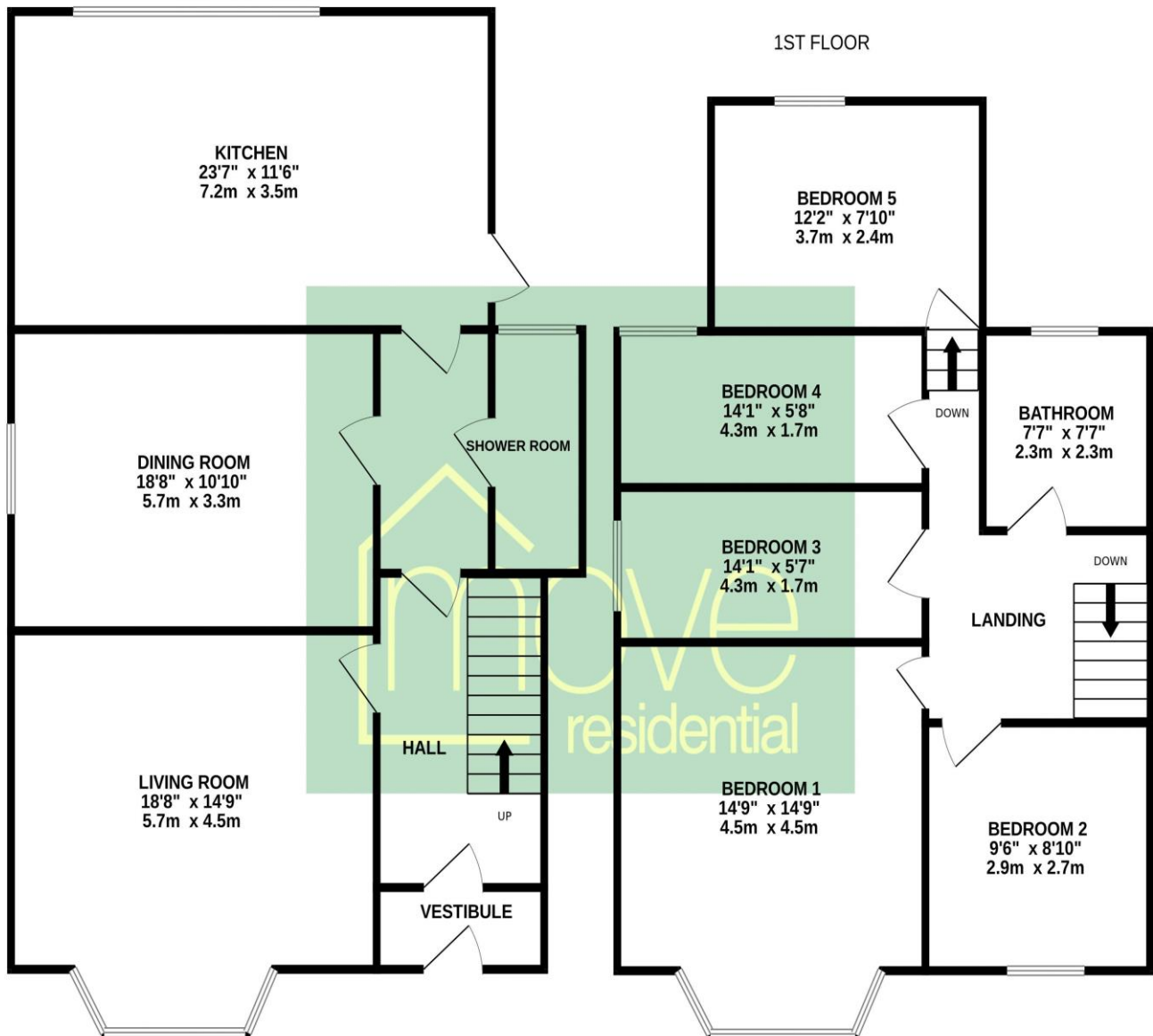
### Additional Information

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.

## Floor Plan

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 1604sq.ft. (149.0 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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