



## Siddeley Street, Aigburth, Liverpool, L17 8XU

- Charming Two Bedroom Mid Terrace Home
- Generously Proportioned & Well-Maintained
- Additional Reception Room & Fitted Kitchen
- Spacious Three-Piece Family Bathroom Suite
- Enviaible Location Close To Vibrant Lark Lane
- Entrance Hall & Bay-Fronted Family Lounge
- Two Bright & Substantial Double Bedrooms
- Low-Maintenance Enclosed Yard To The Rear



£280,000





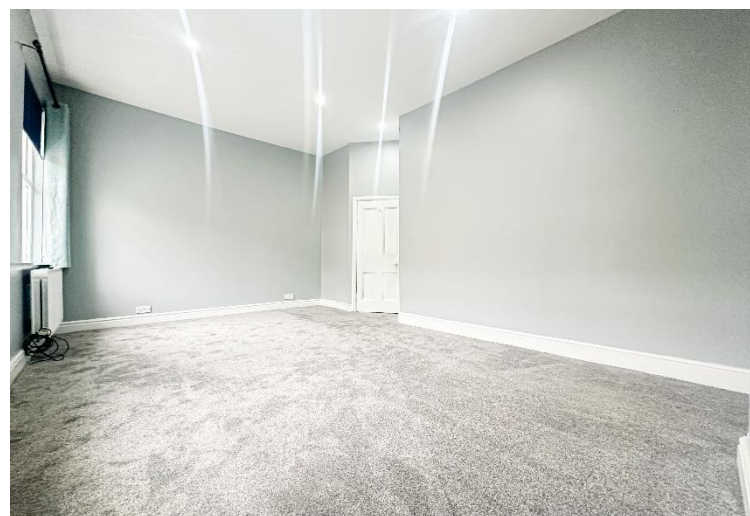






















## **Description**

Enjoying a prime location on Siddeley Street in the highly sought-after suburb of Aigburth, L17, is this charming two bedroom mid terrace home, introduced to the sales market by appointed agents Move Residential. Situated just a stone's throw from all the amenities that the vibrant Lark Lane has to offer, this property boasts generous and well-maintained living proportions throughout, promising to make an enviable future home for a very lucky buyer. Following through the entrance hall, you are led into a spacious family lounge, which is awash with natural light courtesy of a huge bay window. Featuring an eye-catching fireplace and attractive wood flooring, this presents an elegant space to relax and entertain guests. This is followed by a second substantial reception room, also boasting a feature fireplace, which leads into a sizable kitchen complete with a range of fitted units and plentiful surface space. Continuing up to the first floor, you will discover two substantial double bedrooms, each finished to an excellent standard featuring plush carpeting and receiving plenty of daylight. Accompanying the sleeping accommodation and completing the interior of this fabulous home is a generously sized three-piece family bathroom suite. Externally, the property further benefits from a low-maintenance enclosed yard to the rear which presents the ideal spot for enjoying al-fresco dining during the warmer months.

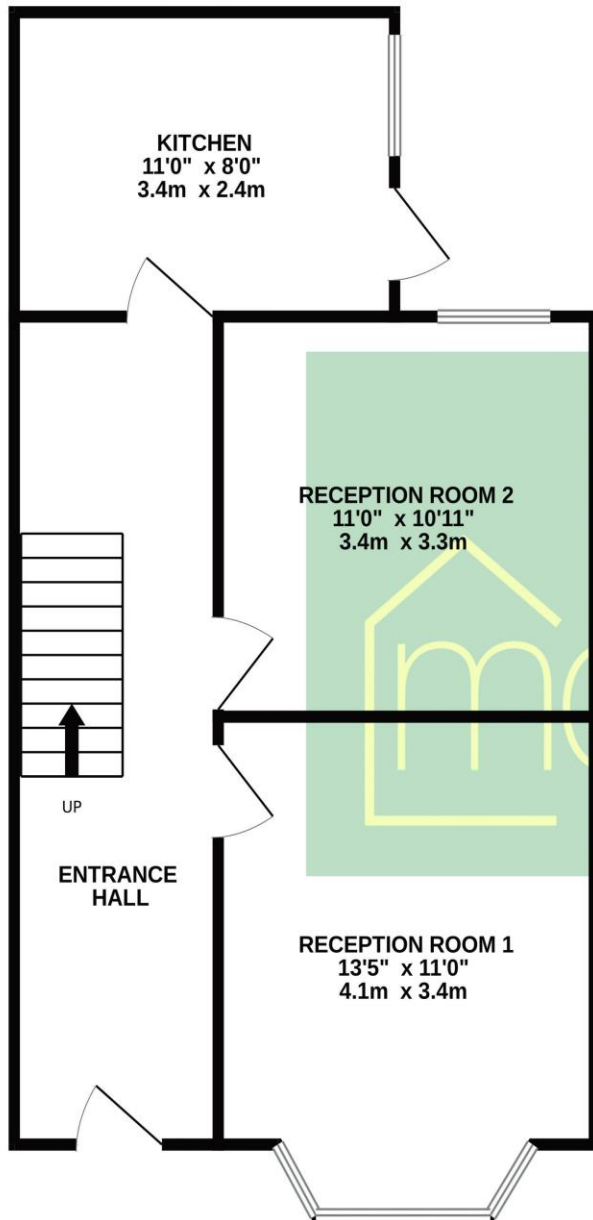
## **Location**

Retaining a busy high street with a lively mix of local and chain stores, as well as a large Tesco and new Aldi supermarket, Old Swan has a strong sense of community and a range of amenities which make it particularly popular with first time buyers and families. Investors also look for buy to let properties in the area. Housing is mainly traditional terraced property in roads off the main Prescot Road, however, some unique older properties, which utilise the local sandstone, exist off Derby Lane. Green space can be found in Doric Park, tucked away off Acanthus Road, and good leisure facilities including a bowling alley, multiplex cinema and restaurants are nearby at Edge Lane Retail Park. The historic reading rooms on Prescot Road have recently been refurbished as a library, a Lifestyles Fitness Centre is available on Bankfield Road and Vagabonds Lawn Tennis Club is located on Queens Drive. Schools include 6th form and technology college, Broadgreen International School as well as Holly Lodge Girls College. There is almost immediate access to the M62 via Edge Lane Drive, and the rest of Liverpool, and the M57, is easily reached via Queens Drive. Bus services both into the City and to surrounding areas are excellent and nearby Broadgreen and Wavertree Technology Park train stations take commuters into and out of the City.

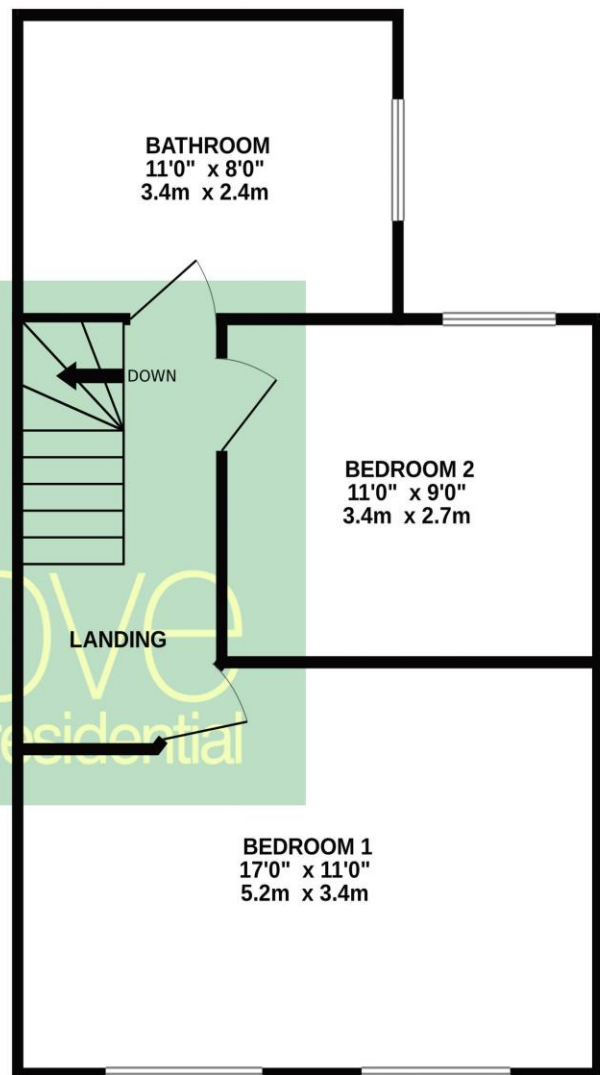


## Floor Plan

GROUND FLOOR  
480 sq.ft. (44.6 sq.m.) approx.



1ST FLOOR  
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 915 sq.ft. (85.0 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		89 B
69-80	C	69 C	
55-68	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.