



Sunbourn Road, Aigburth, Liverpool, L17 7BL

- Charming Three Bedroom Mid Terrace Property
- Spacious & Immaculately Presented Throughout
- Generously Proportioned Modern Fitted Kitchen
- Contemporary Style Three-Piece Bathroom Suite
- Prime Location In Desirable Suburb Of Aigburth
- Hallway & Beautifully Finished Through Lounge
- Two Sizable Double Bedrooms & Single Room
- Low-Maintenance Enclosed Yard To The Rear



£300,000

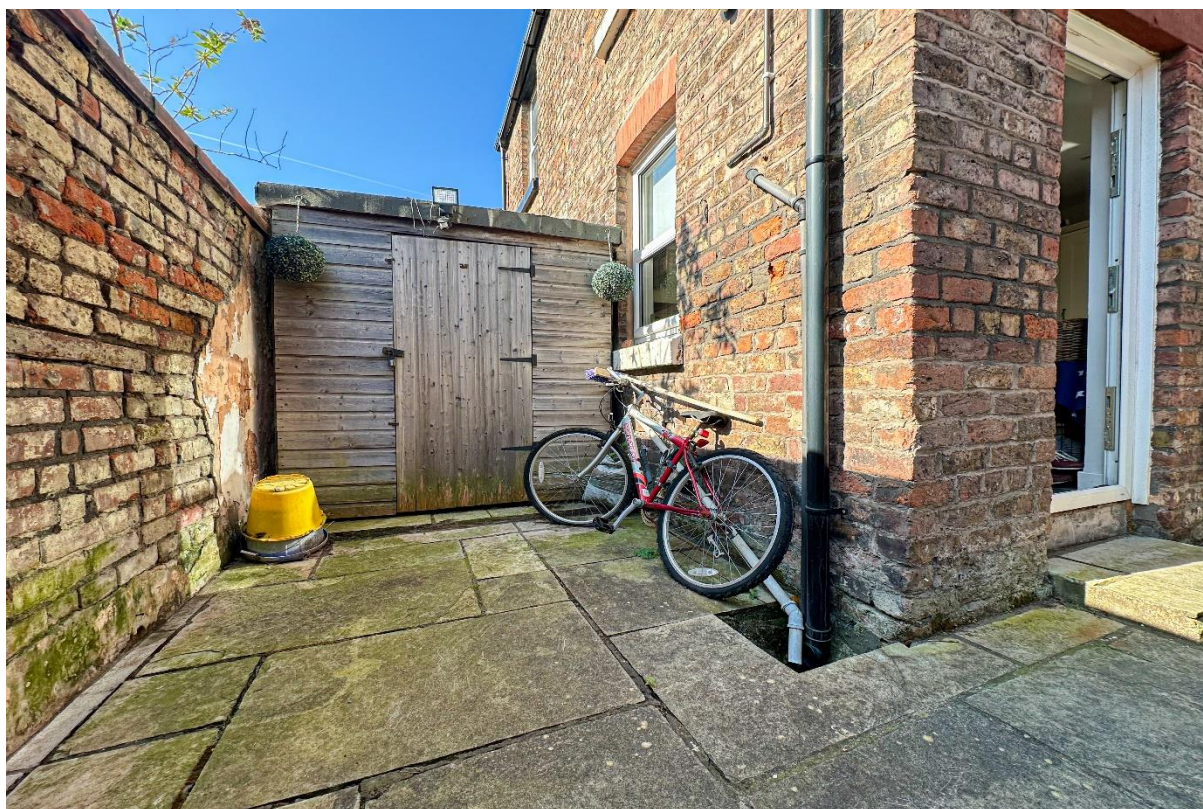
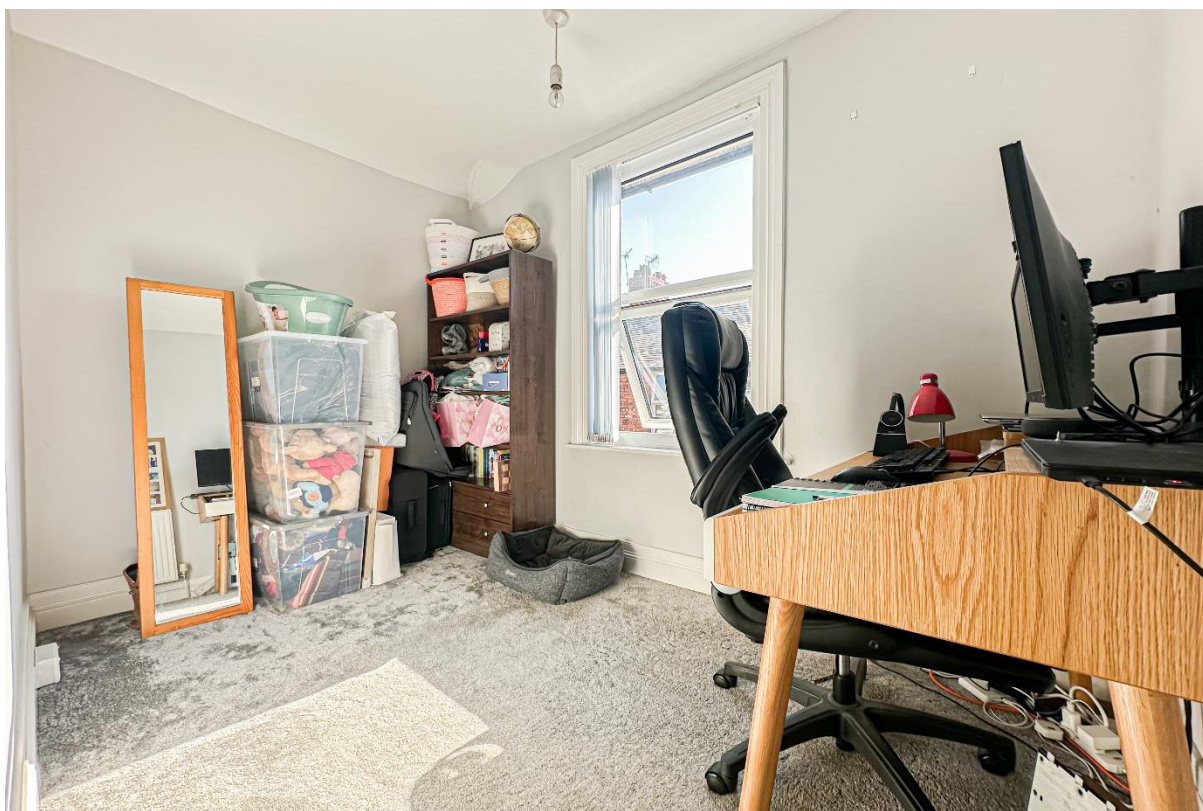












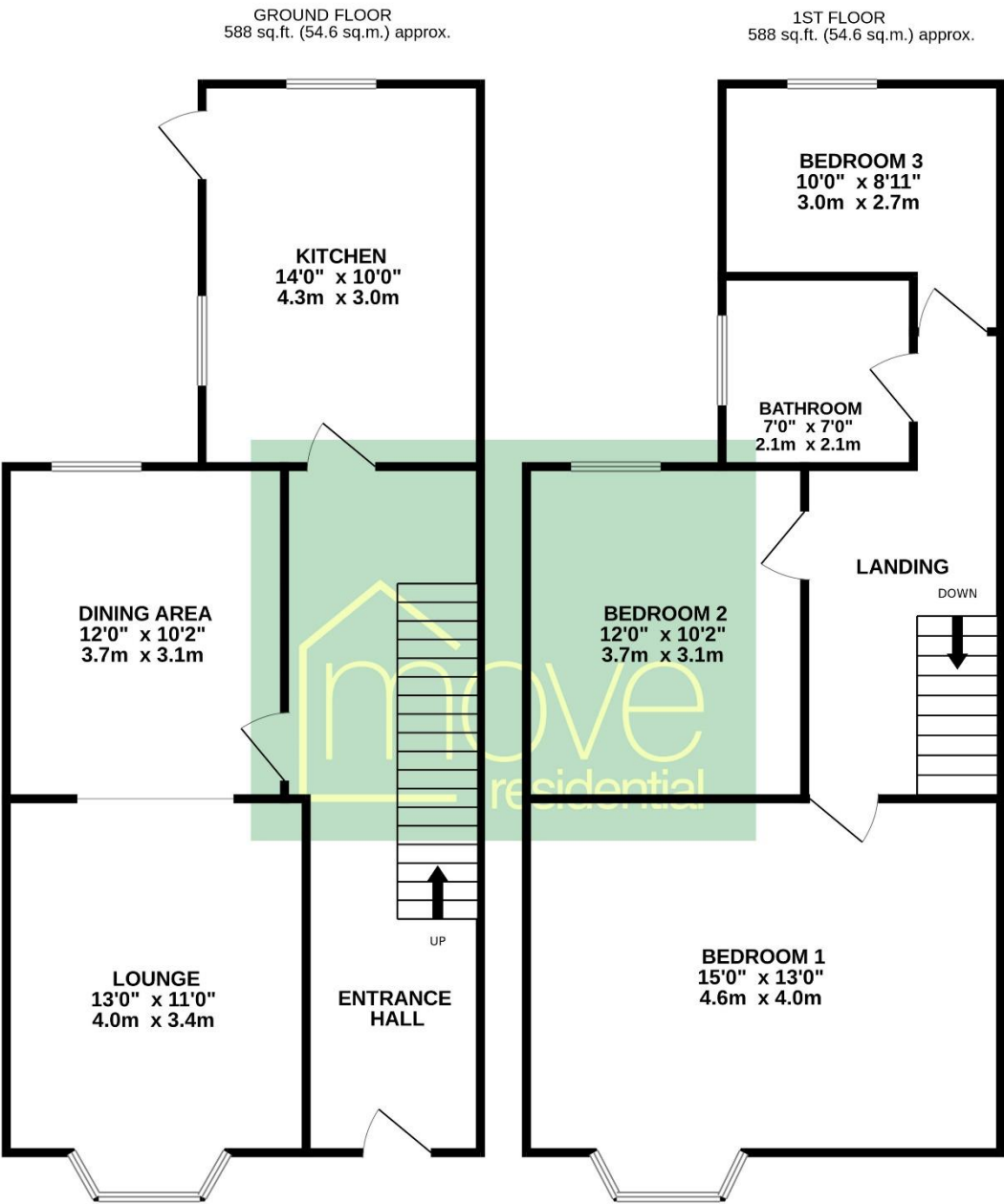
Description

Enjoying a prime location on Sunbourne Road in the highly sought-after area of Aigburth, L17, is this charming three bedroom mid terrace home, proudly presented to the sales market by appointed agents Move Residential. This property boasts impeccably finished interiors which showcase a plethora of exquisite original features throughout, promising to make an enviable future home for a very lucky buyer. Following through the inviting entrance hall you are led into a spacious through lounge which comfortably accommodates both a sitting and dining area. This stunning space boasts a bay window to the front which bathes the space in natural light, and has been immaculately finished in a stylish décor complementing the ornate feature fireplace and ceiling detailing, presenting an elegant and welcoming social space for relaxing and entertaining guests. Following this is a substantial modern kitchen complete with a range of attractive fitted base and wall units, complementary worktops providing plentiful surface space, and a selection of integrated appliances. Continuing up to the first floor you will discover two generously sized double bedrooms and a well-proportioned single room, each finished to an excellent standard, with the two double rooms further enjoying wood style flooring and eye-catching fireplaces. Accompanying the sleeping accommodation and adding the finishing touch to this wonderful home is a contemporary style three-piece family bathroom suite. Externally, a sizable low-maintenance enclosed rear yard provides an 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 : 1175 sq.ft. (109.2 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.