



Elsmere Avenue, Aigburth, Liverpool, L17 4LB

- Fantastic Four Bedroom End Terrace Property
- Rare Find - Available With No Onward Chain
- Extended Fitted Kitchen With Lean-To & WC
- Deluxe Contemporary Three-Piece Bathroom
- Prime Location In Desirable Area Of Aigburth
- Entrance Hall, Family Lounge & Dining Area
- Four Bright & Well-Proportioned Bedrooms
- Sizable Well-Maintained Enclosed Rear Yard



Offers in Excess of £325,000



















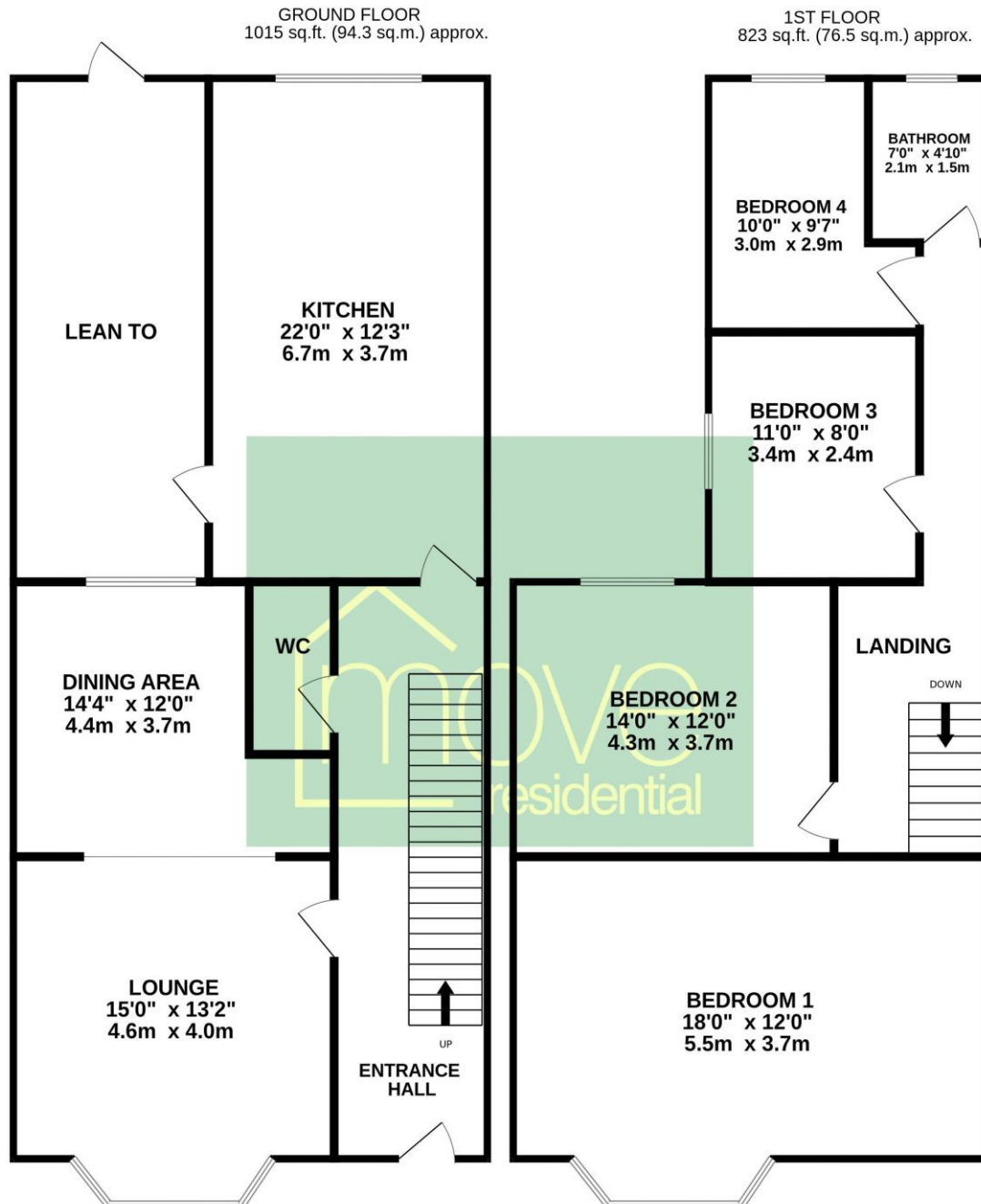
Description

Enjoying a prime location on Elsmere Avenue in the sought-after suburb of Aigburth, L17, is this fantastic four bedroom end terrace home, offered for sale with no onward chain by appointed agents Move Residential. Boasting generous living proportions which have been finished to a high standard throughout, this offers a fantastic canvas for those looking for property they can tailor to their tastes, promising to make a wonderful future home for a lucky family. An inviting entrance hall greets out into the property, leading through to a spacious family lounge awash with natural light courtesy of a bay-window, which flows seamlessly into a dining area. Finished in a neutral décor throughout featuring plush carpeting, this presents a welcoming space to relax and enjoy mealtimes with family and friends. Continuing through you will find the immaculate extended kitchen which is certain to impress, complete with a range of stylish fitted base and wall units, complementary worktops providing plentiful surface space, and chic marble pattern flooring. To the side of the kitchen is a lean-to, and concluding the ground floor is a convenient WC. Ascending to the first floor you will discover four well-proportioned and beautifully presented bedrooms, each receiving plenty of daylight, with the master room further enjoying a bay window. Accompanying the sleeping accommodation and adding the finishing touch to the interior of this delightful home is a deluxe contemporary style three-piece family bathroom suite. Externally, the property further benefits from a substantial low-maintenance enclosed rear yard which provides the ideal spot for enjoying al-fresco dining and entertaining 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



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		85 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.