



Linnet Lane, Aigburth, Liverpool, L17 3BE

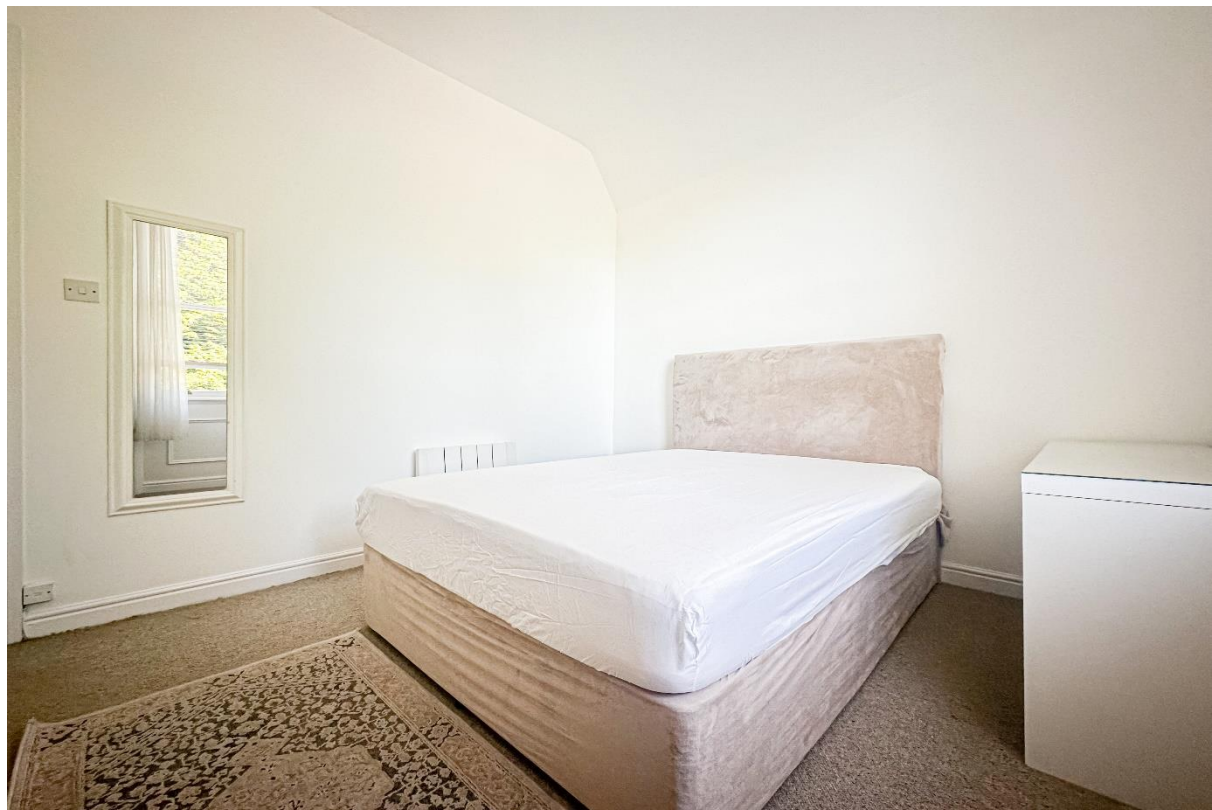
- Charming Two Bedroom Top Floor Apartment
- No Onward Chain-Ideal For First Time Buyers
- Entrance Hall, Sitting Room & Fitted Kitchen
- Contemporary Three-Piece Family Bathroom
- Situated In Sought-After Suburb Of Aigburth
- Spacious & Beautifully Presented Throughout
- Two Bright & Substantial Double Bedrooms
- Benefits From Communal Gardens & Parking



Offers Over £190,000











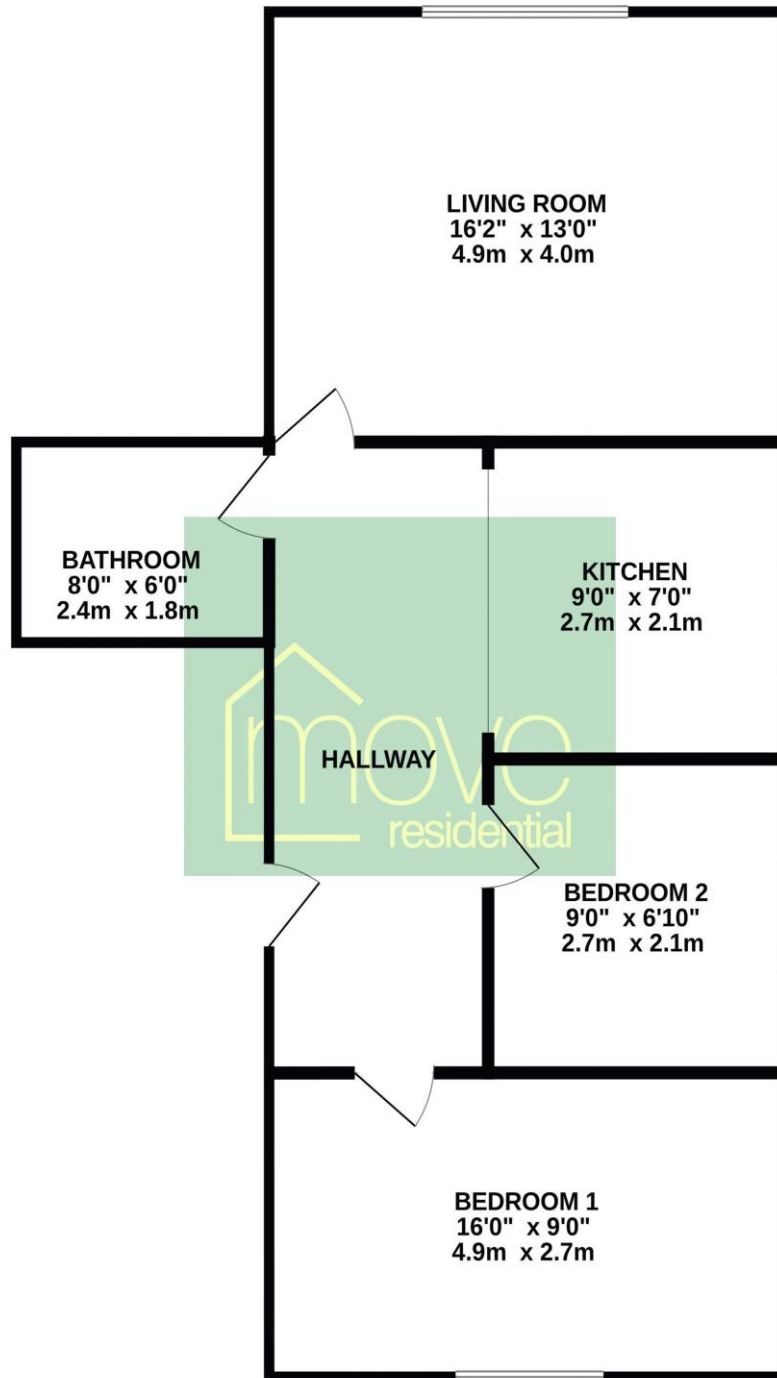
Description

Move Residential are delighted to present to the sales market this charming two bedroom upper floor apartment enjoying an enviable location on Linnet Lane in the highly sought-after suburb of Aigburth, L17. Available with no onward chain, this property presents an opportunity not to be missed for first time buyers or those looking to downsize, offering spacious and beautifully presented living proportions throughout. Accessed via a well-maintained communal entrance and stairs to the top floor, you are greeted into the apartment itself by a welcoming entrance hall leading through to a generous reception room which is awash with natural light courtesy of tall sash windows. Impeccably finished in a tasteful décor which complements the real wood flooring and eye-catching fireplace, this presents a welcoming and elegant space to relax and entertain guests. Following this is a modern kitchen complete with a range of stylish fitted base and wall units and complementary worktops. The sleeping accommodation consists of two substantial double bedrooms, each finished to an excellent standard, accompanied by a contemporary three-piece family bathroom suite. Externally, residents benefit from access to the delightful communal gardens, and there is off-road parking available to the front and rear of the property. The apartment is situated within a stunning Victorian mansion which is well-maintained and managed, and benefits from a new roof installed in May 2023.

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 : 592sq.ft. (55.0 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.
Made with Metropix ©2025

EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	40 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.