



## Elmswood Road, Aigburth, Liverpool, L17 0DH

- Charming Three Bedroom Mid Terrace Home
- Extended & Finished To Impeccable Standard
- Immaculate Generously Sized Kitchen Diner
- Luxurious Three-Piece Family Bathroom Suite
- Prime Location In Desirable Area Of Aigburth
- Hall & Stunning Bay-Fronted Reception Room
- Two Double Bedrooms & Large Single Room
- Meticulously Maintained Enclosed Rear Yard



Offers in Excess of £300,000





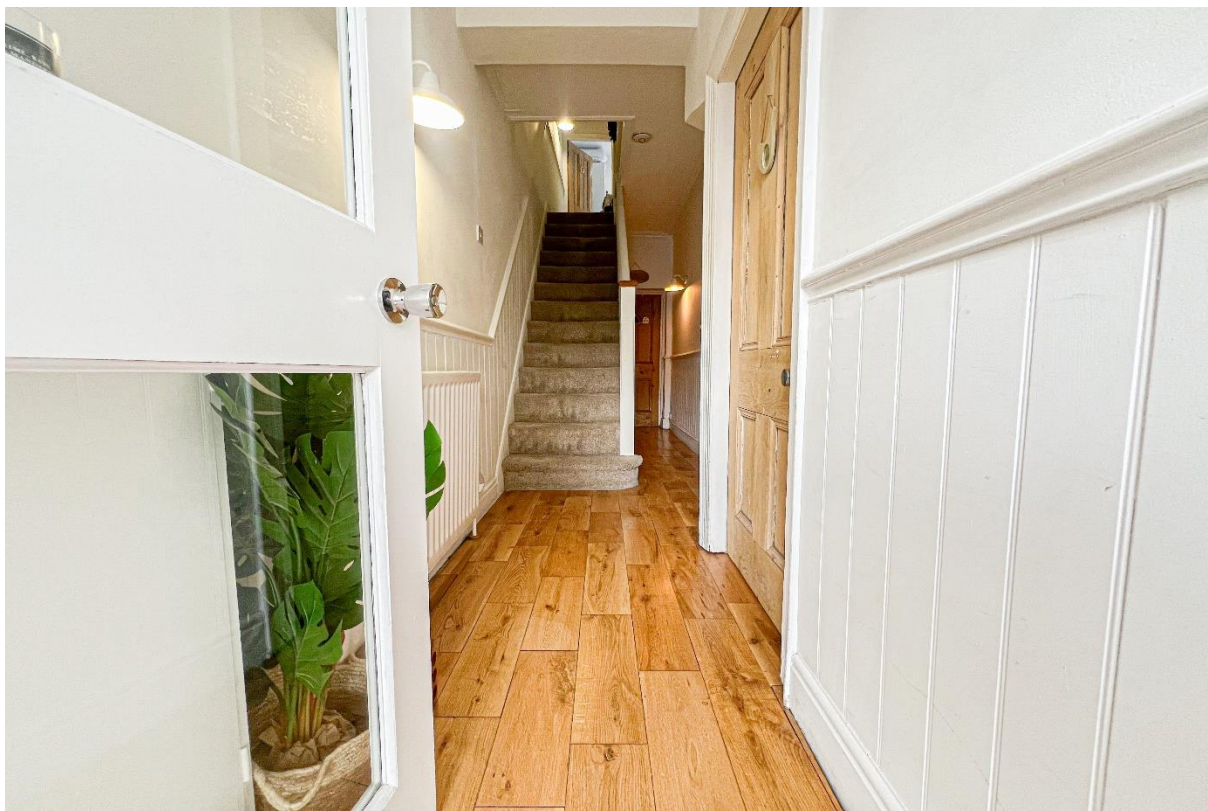


























## **Description**

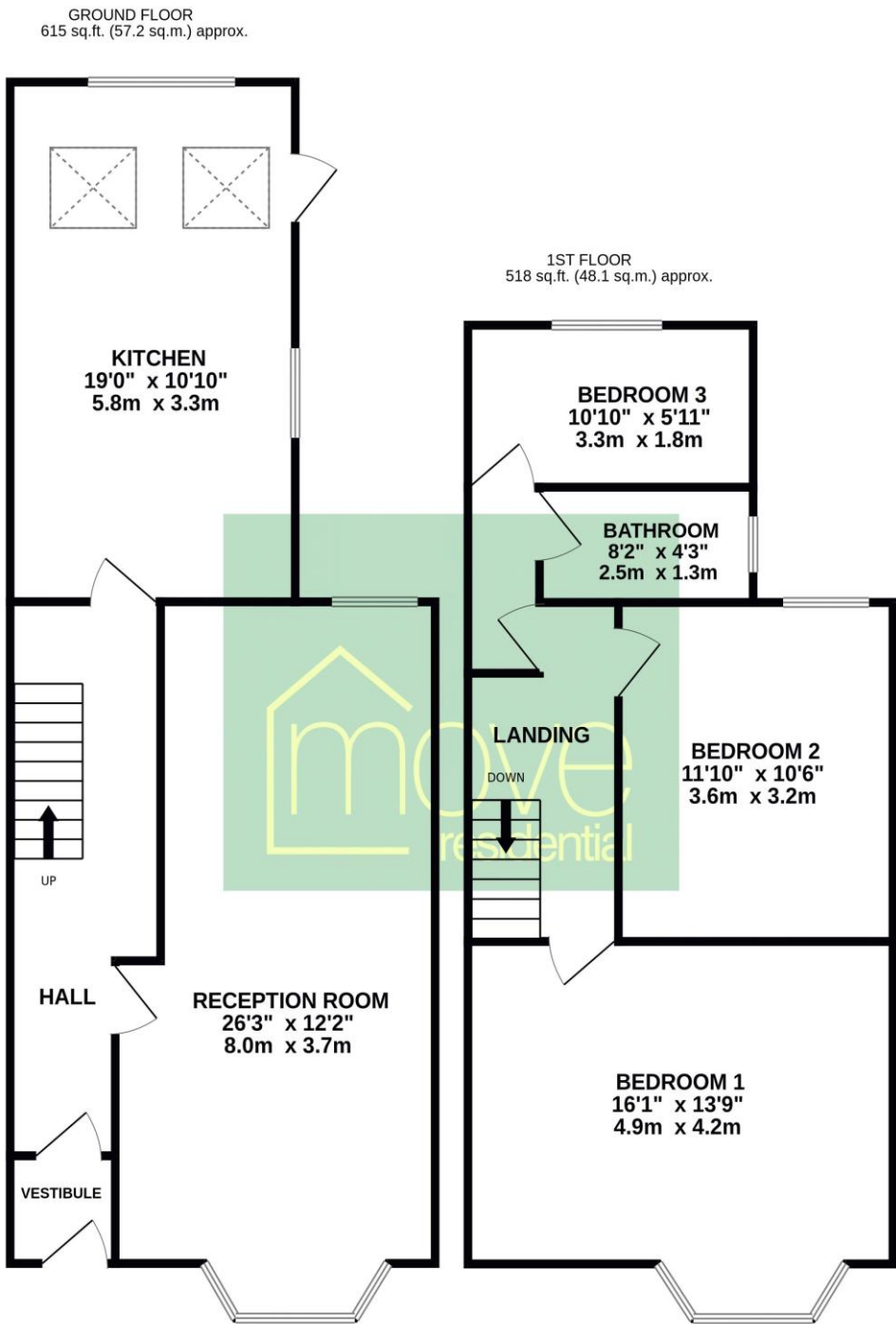
This utterly charming three bedroom terrace home, enjoying a prime location on Elmswood Road in the sought-after suburb of Aigburth, L17, is proudly presented to the sales market by appointed agents Move Residential. Having been extended, this property offers generous living proportions which have been finished to an impeccable standard throughout, promising to make a wonderful future home for a growing family. You are greeted into the property by an inviting entrance hall, which leads through to a stunning reception room, comfortably accommodating both a sitting and dining area, and enjoying a bay window which floods the space with natural light. Immaculately finished in a tasteful neutral décor which complements the wood style flooring and two eye-catching fireplaces this presents a welcoming and stylish space for relaxing and entertaining guests. Concluding the ground floor is an extended fitted kitchen which is certain to impress, complete with a range of attractive fitted base and wall units, complementary worktops providing plentiful surface space, and a selection of integrated appliances. This room offers ample space for a dining table and features skylights above which illuminate the space in daylight, presenting a delightful social setting for enjoying mealtimes and cooking in company. Continuing up to the first floor you will discover two generously sized double bedrooms and a well-proportioned single room, each beautifully presented and receiving plenty of natural light, with the master further enjoying a bay window. Accompanying the sleeping accommodation and adding the finishing touch to the interior of this fabulous home is a luxurious three-piece family bathroom suite featuring chic patterned flooring. Externally, the property benefits from a well-maintained enclosed yard to the rear which offers an idyllic outdoor spot for 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



TOTAL FLOOR AREA : 1173sq.ft. (109.0 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		88 B
69-80	C	71 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.