



## Springbourne Road, Aigburth, Liverpool, L17 7BJ

- Stunning Three Bedroom Mid Terrace Property
- A Rare Find - Available With No Onward Chain
- Entrance Hall & Bay-Fronted Reception Room
- Three Spacious Bedrooms & Luxury Bathroom
- Prime Location In Desirable Suburb Of Aigburth
- Newly Refurbished To An Impressive Standard
- Elegant Dining Room & Stylish Fitted Kitchen
- Well-Maintained Enclosed Yard To The Rear



Offers in Excess of £275,000







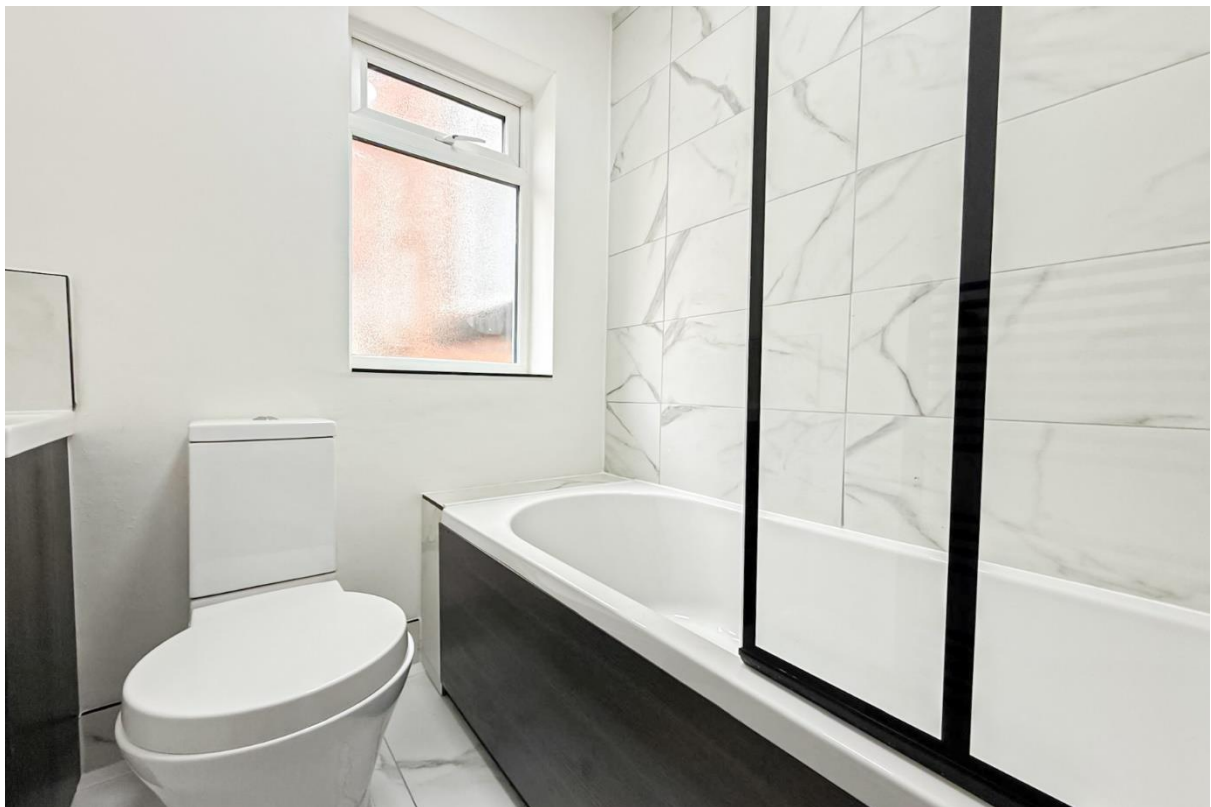
















## EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 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.

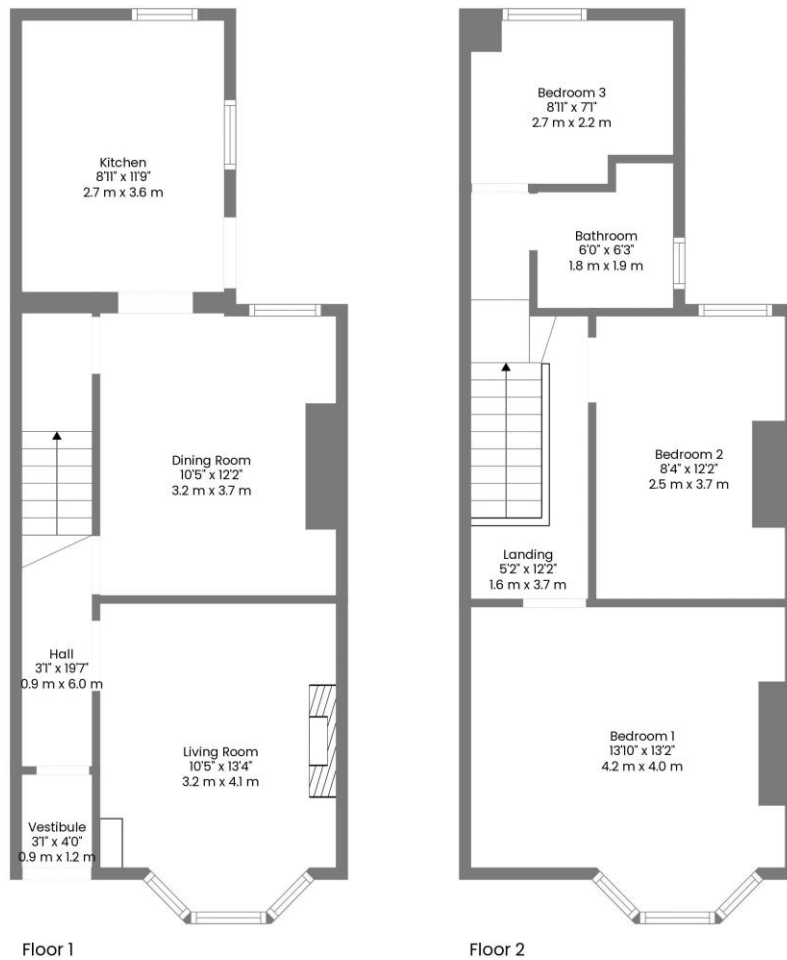
## **Description**

Enjoying a prime location on Springbourne Road in the highly sought-after suburb of Aigburth, L17, is this stunning three bedroom mid terrace home, offered for sale with no onward chain by appointed agents Move Residential. Having been newly refurbished to a high standard throughout, this property boasts generous and immaculately presented living proportions, promising to make an ideal purchase for those searching for a home they can move into right away with no work required. An inviting entrance hall greets you into the property, leading through to a spacious family lounge which is awash with natural light courtesy of a bay window. Boasting a feature fireplace and plush carpeting, this presents a welcoming space to relax and unwind. Following this is a a substantial and impeccably finished dining room featuring attractive parquet style flooring, offering an elegant setting for enjoying family mealtimes and entertaining guests, flowing seamlessly into the modern kitchen complete with a range of sleek fitted base and wall units, complementary marble pattern worktops providing plentiful surface space, and a selection of integrated appliances. The property continues to impress as you ascend to the first floor, where you will discover three well-proportioned and beautifully finished bedrooms, each receiving plenty of daylight with the master room further benefiting from a bay window. Accompanying the sleeping accommodation and adding the finishing touch to the interior of this wonderful home is a luxurious three-piece family bathroom suite. Externally, the property further benefits from a meticulously maintained enclosed yard to the rear providing the ideal spot for 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: 906 sq. ft, 84 m<sup>2</sup>**  
FLOOR 1: 453 sq. ft, 42 m<sup>2</sup>, FLOOR 2: 453 sq. ft, 42 m<sup>2</sup>  
WALLS: 104 sq. ft, 10 m<sup>2</sup>

Whilst Every Attempt Has Been Made To Ensure The Accuracy Of The Floorplan Contained Here, 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.