



Milner Road, Aigburth, Liverpool, L17 0AB

- Fantastic Three Bedroom Mid Terrace Property
- A Rare Find - Available With No Onward Chain
- Entrance Hall & Bay-Fronted Family Lounge
- Three Spacious Bedrooms & Deluxe Bathroom
- Located In The Sought-After Area Of Aigburth
- Well-Proportioned & Maintained Throughout
- Additional Reception Room & Fitted Kitchen
- Low-Maintenance Enclosed Yard To The Rear



Offers Over £280,000















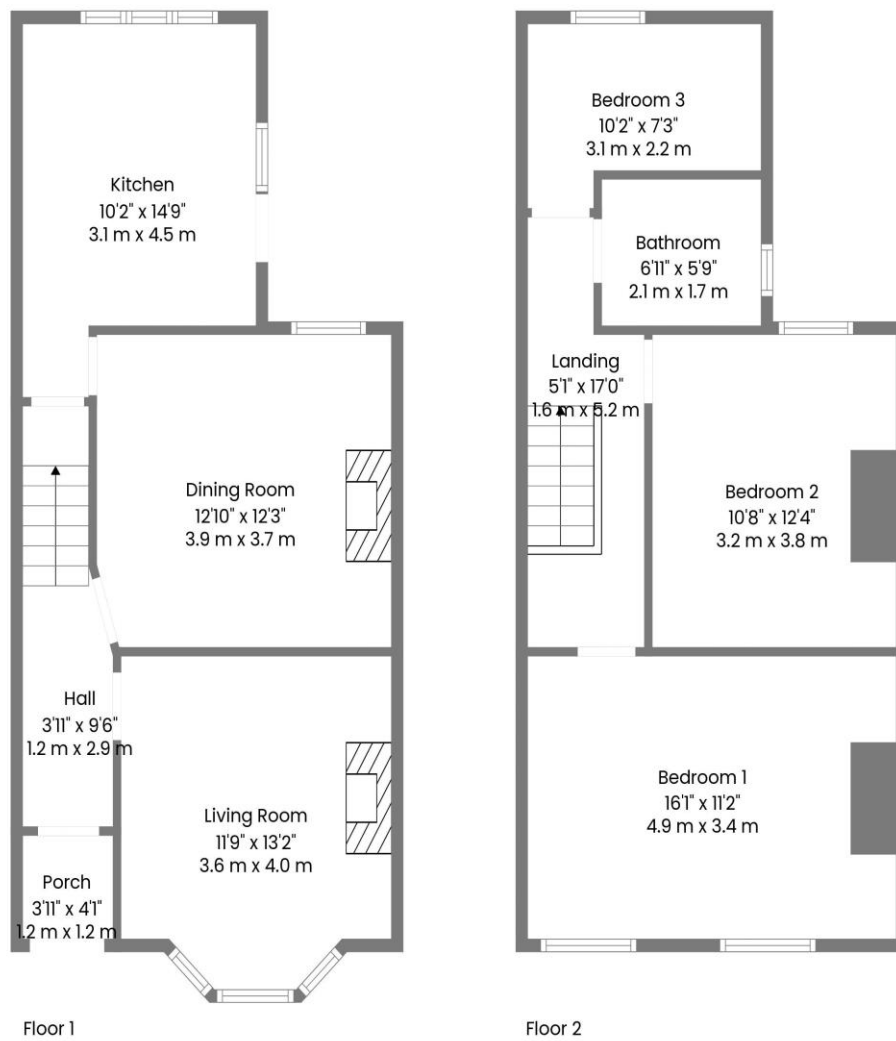
Description

Arriving at the sales market courtesy of appointed agents Move Residential is this fantastic three bedroom mid terrace home, enjoying a prime location on Milner Road in the highly sought-after suburb of Aigburth, L17. Available with no onward chain, this property boasts generously proportioned and beautifully maintained accommodation throughout, promising to make a wonderful future home for a growing family. An entrance hall greets you into the property, leading through to a spacious family lounge which enjoys a feature fireplace and a bay-window flooding the room with natural light. Following this is a second substantial reception room, also featuring an eye-catching fireplace, leading through to a generous kitchen complete with a range of fitted base and wall units and plentiful worktop space. Continuing up to the first floor, you will discover two well-proportioned double bedrooms, along with a good size single room, each well-presented and receiving an abundance of daylight, with the two principal bedrooms also enjoying fitted wardrobes. Accompanying the sleeping accommodation and adding the finishing touch to the interior of this wonderful home is a deluxe three-piece family bathroom suite. Externally, the property further benefits from a low-maintenance enclosed yard to the rear, providing the 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: 1011 sq. ft, 94 m2

FLOOR 1: 503 sq. ft, 47 m2, FLOOR 2: 508 sq. ft, 47 m2

EXCLUDED AREAS: PORCH: 16 sq. ft, 2 m2

WALLS: 107 sq. ft, 9 m2



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.

EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 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.