



## Camellia Court, Aigburth, Liverpool, L17 7HW

- Delightful Two Bedroom Terraced Bungalow
- No Onward Chain - Perfect For Downsizers
- Fitted Kitchen & Charming Conservatory
- Contemporary Style Family Shower Room
- Located In Desirable Over 55s Development
- Porch & Bright Spacious Reception Room
- Two Well-Proportioned Double Bedrooms
- Lovely Rear Garden & Off-Road Parking



£200,000























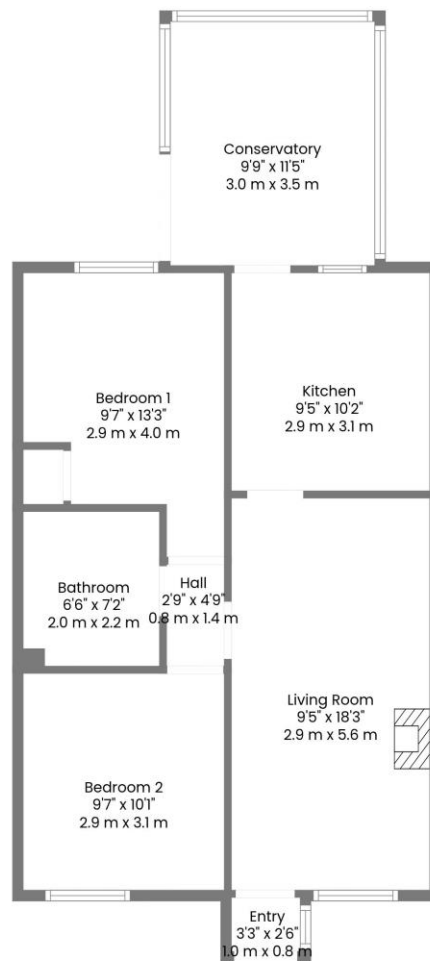
## **Description**

Nestled in Camellia Court, a desirable over 55's development located in the sought-after suburb of Aigburth, L17, is this delightful two bedroom bungalow, welcomed to the sales market by appointed agents Move Residential. Available for sale with no onward chain, this generously proportioned and beautifully maintained property promises to make a wonderful future home for those looking to downsize. Entering the property via the porch, you are greeted by a bright and spacious family lounge, which features attractive wood style flooring and an eye-catching fireplace, presenting a welcoming space to relax and unwind. Following the lounge is a fitted kitchen which leads through to a conservatory, presenting a charming space for enjoying mealtimes with family and friends. An internal hallway guides you into the sleeping accommodation which consists of two well-proportioned bedrooms, each finished to an excellent standard, accompanied by a contemporary style shower room. Externally, the property is further enhanced by a neatly maintained rear garden which consists of a lawn and flagged patio area, presenting an outdoor oasis for al-fresco dining and entertaining during the warmer months. To the front, a substantial driveway provides ample off-road parking.

## **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: 680 sq. ft, 63 m2**

**FLOOR 1: 680 sq. ft, 63 m2**

**EXCLUDED AREAS: WALLS: 64 sq. ft, 6 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**

Awaiting Image.

### **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.