

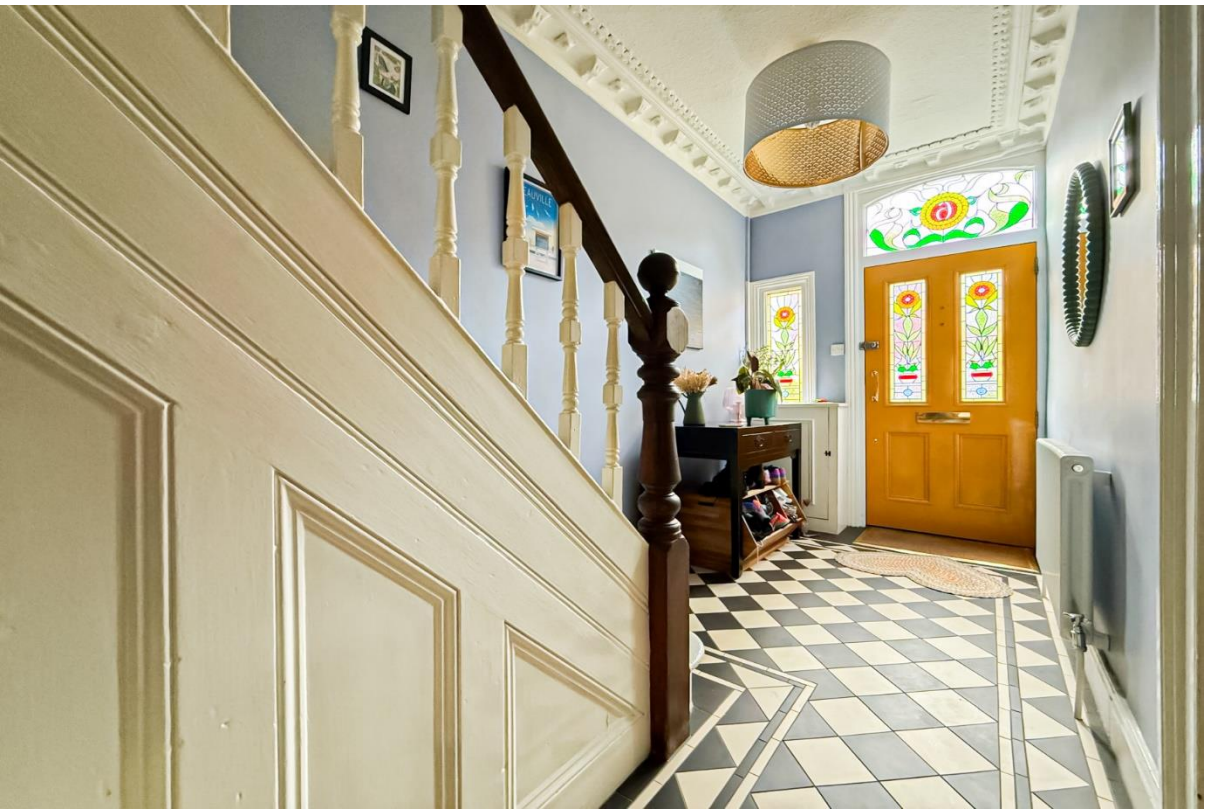


Brentwood Avenue, Aigburth, Liverpool, L17 4LD

- Charming Three Bedroom Mid Terrace Property
- Impeccably Finished & Bursting With Character
- Beautifully Presented Open Plan Kitchen Diner
- Luxurious Bathroom With Claw-Foot Bathtub
- Prime Location In Desirable Suburb Of Aigburth
- Entrance Hall & Spacious Bay-Fronted Lounge
- Two Double Bedrooms & Large Single Room
- Low-Maintenance Enclosed Yard To The Rear



£335,000



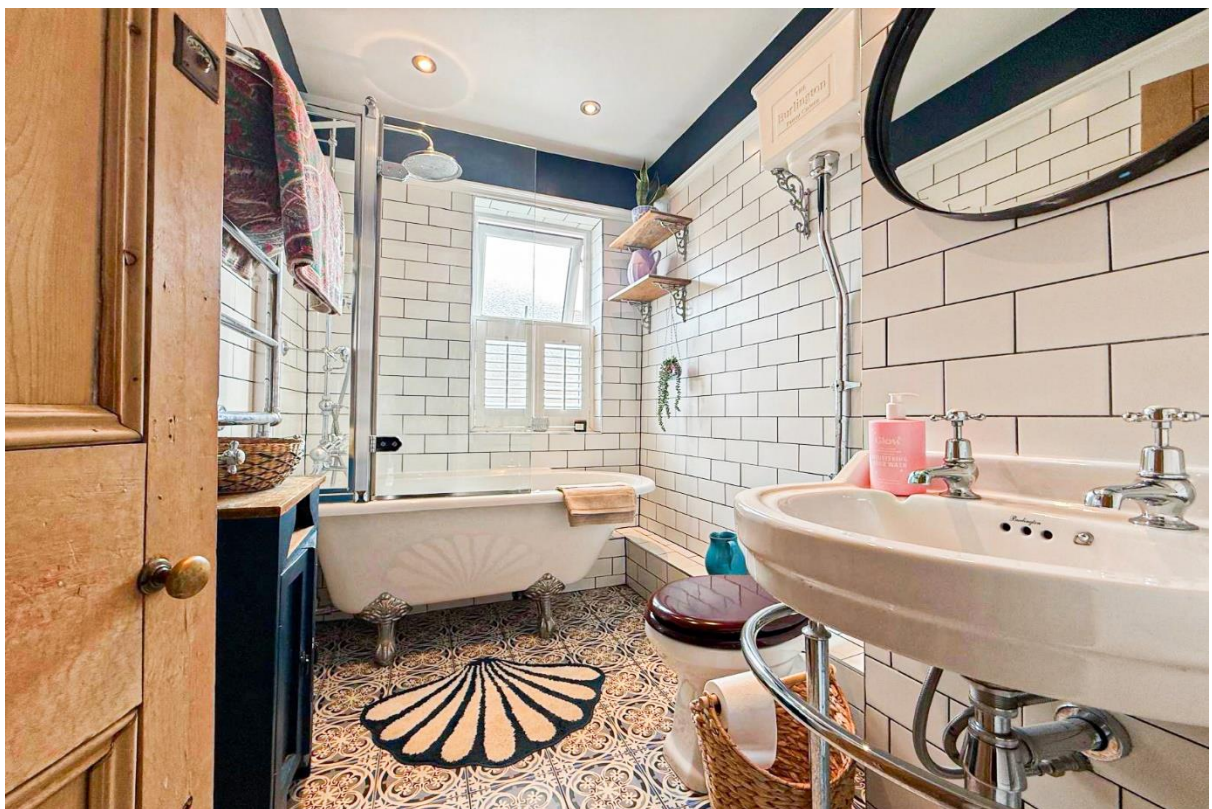














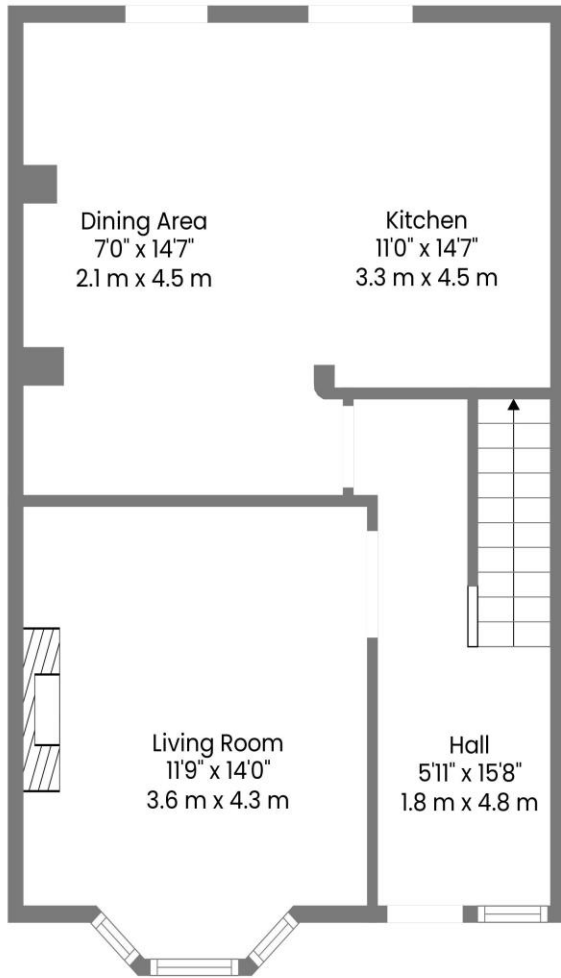
Description

This absolutely charming three bedroom terrace home, located on Brentwood Avenue in the sought-after suburb of Aigburth, L17, is proudly presented to the sales market by appointed agents Move Residential. The property boasts a characterful frontage and offers well-proportioned living accommodation finished to an immaculate standard throughout. Retaining a plethora of exquisite original features, this promises to make an enviable future home for a very lucky buyer. A striking entrance hall greets you into the property setting the tone for the accommodation to follow, leading through to a spacious family lounge, awash with natural light courtesy of a bay window. Beautifully finished in a tasteful décor which highlights the ornate ceiling detailing and eye-catching feature fireplace, this presents a welcoming and stylish space to relax and unwind. The rear of the property has been opened up to create a generous kitchen diner which provides a delightful social setting for cooking in company and entertaining guests. The kitchen is complete with a range of attractive fitted base and wall units, whilst the dining area enjoys a set of french doors out to the rear. The property continues to impress as you ascend to the first floor which offers two substantial double bedrooms and a large single room, each impeccably presented featuring plush carpeting throughout, and receiving an abundance of daylight. Accompanying the sleeping accommodation and adding the finishing touch to the interior of this wonderful home is a luxurious three-piece family bathroom suite featuring a spectacular clawfoot bathtub. Externally, the property further benefits from a low-maintenance enclosed yard to the rear, offering an idyllic spot for al-fresco dining and entertaining during the warmer months.

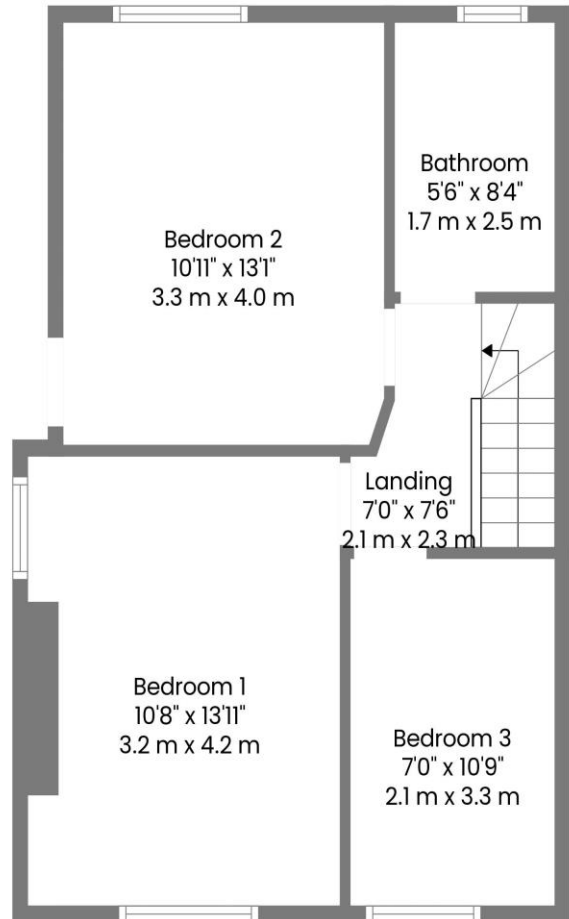
Location

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



Floor 1



Floor 2

TOTAL: 972 sq. ft, 90 m2

FLOOR 1: 498 sq. ft, 46 m2, FLOOR 2: 474 sq. ft, 44 m2

EXCLUDED AREAS: WALLS: 93 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

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.