



Ampthill Road, Aigburth, Liverpool, L17 9QN

- Promising Four Bedroom Terrace Property
- Generous & Full Of Potential Throughout
- Substantial Dining Room & Fitted Kitchen
- Fourth Bedroom Located On Second Floor
- Located In Desirable Suburb Of Aigburth
- Hall, Bay-Fronted Lounge & Sitting Room
- Three Bedrooms & Family Bathroom Suite
- Low-Maintenance Enclosed Yard To Rear



£360,000









Description

Enjoying a prime location on Amphill Road in the highly sought-after suburb of Aigburth, L17, is this promising four bedroom mid terrace home, arriving at the sales market courtesy of appointed agents Move Residential. Well-proportioned and practically bursting with potential throughout, this promises to make an ideal purchase for those searching for a property they can put their own stamp on in one of South Liverpool's most desirable areas. An entrance hall greets you into the property, leading through to three separate reception rooms, offering a wealth of living space for both relaxing and entertaining. The bay-fronted lounge is followed by a sitting room, both enjoying feature fireplaces, and continuing through you will find a dining room which provides access into a fitted kitchen. Ascending to the first floor, you will find three generously sized bedrooms, accompanied by a three-piece family bathroom suite, and at the pinnacle of the property, the second floor is dedicated to the fourth and final bedroom. Externally, the property further benefits from a low-maintenance enclosed yard to the rear. A viewing is highly recommended to fully appreciate the exciting scope for modernisation that this brilliant property has to offer.

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: 1352 sq. ft, 125 m2

FLOOR 1: 700 sq. ft, 65 m2, FLOOR 2: 615 sq. ft, 57 m2, FLOOR 3: 37 sq. ft, 3 m2

EXCLUDED AREAS: LOW CEILING: 25 sq. ft, 3 m2, BEDROOM 4: 266 sq. ft, 25 m2, OPEN TO BELOW: 5 sq. ft, 0 m2,

WALLS: 126 sq. ft, 11 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.