

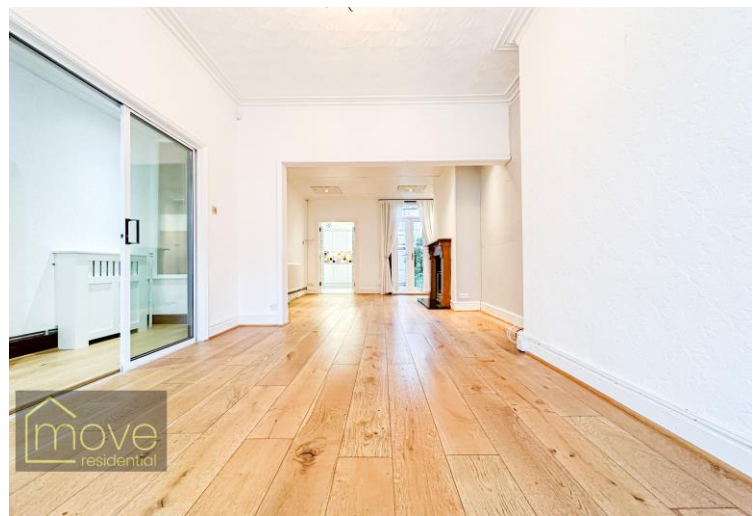


Sandhurst Street, Aigburth, L17 7BU

- Charming Three Bedroom Mid Terrace Home
- Well Maintained & Presented Throughout
- Modern Kitchen With Fitted High-Gloss Units
- Contemporary Style Tiled Shower Room
- Situated in Sought After Area of Aigburth
- Entrance Hall and Spacious Through Lounge
- Two Double Bedrooms and Large Single Room
- Well Maintained Enclosed Yard to the Rear

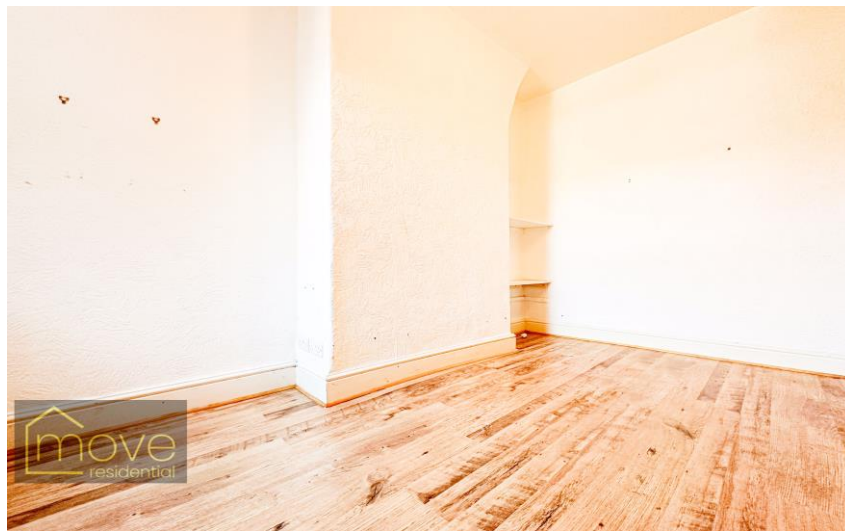


Offers in Excess of £245,000













Description

Located in the sought after area of Aigburth, L17, is this charming three bedroom mid terrace property situated on Sandhurst Street, brought to the market by appointed agents, Move Residential. The property promises to be a brilliant future home for a lucky buyer, boasting an attractive frontage and offering generous proportions and well-presented interiors within. Following through the entrance hallway, you are led into the spacious through lounge, awash with natural light courtesy of the large bay window to the front. The lounge features an eye-catching fireplace and attractive flooring, along with french doors that offer views and access out to the rear yard. This leads seamlessly onto the modern kitchen complete with an array of fitted white high gloss base and wall units, along with complementary worktops providing plentiful surface space, and sleek integrated appliances. Continuing up to the first floor, you will find two substantial double bedrooms, the master benefitting from stylish fitted wardrobes, and a well-proportioned single room. Completing the interior of the property is a contemporary style shower room. Externally, the property further benefits from a well-maintained enclosed yard to the rear, ideal for alfresco dining and entertaining in the summer 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.

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan

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.