finding houses, delivering homes



31 Marmion Road

Aigburth, Liverpool, L17 8TT

Offers over £260,000

3 | 1 | 1 | D





31 Marmion Road

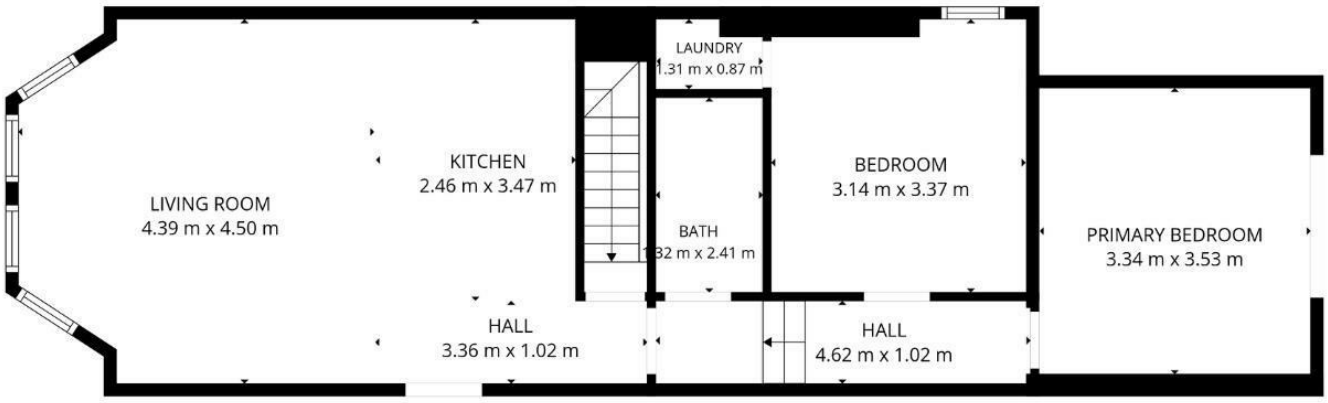
Aigburth, Liverpool, L17 8TT

Offers over £260,000









Ground floor



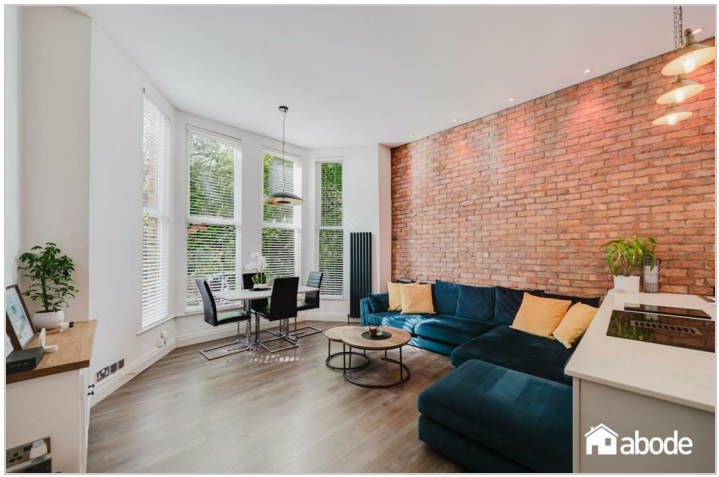
Basement

TOTAL: 93 m2
Basement: 26 m2, Ground floor: 67 m2
EXCLUDED AREAS: WALLS: 10 m2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

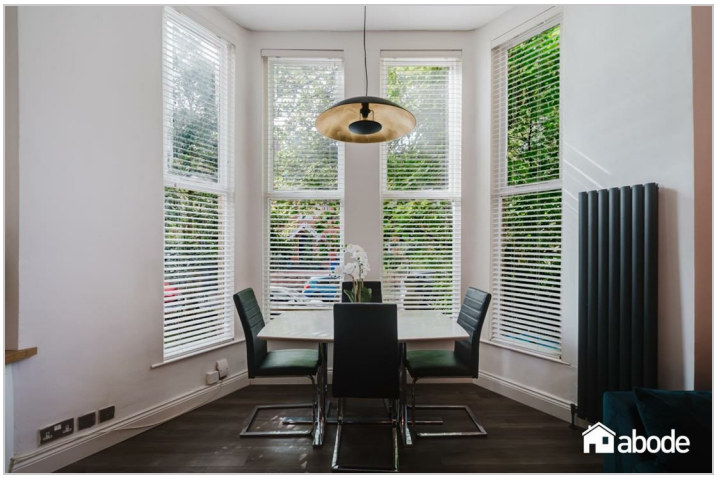
Tel: 01516013003



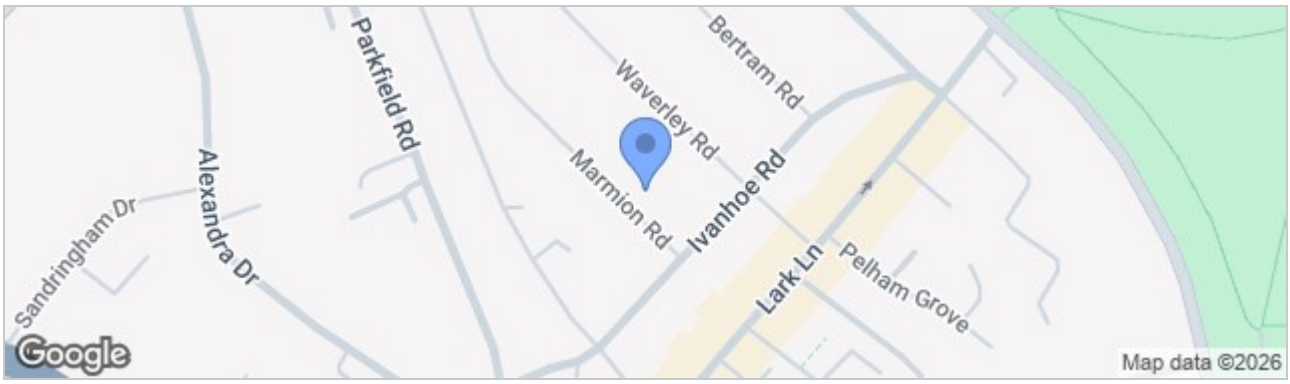








Road Map



Hybrid Map



Terrain Map



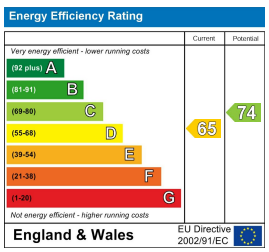
- **SUPERBLY PRESENTED THROUGHOUT**
- **GROUND FLOOR & LOWER GROUND FLOOR DUPLEX APARTMENT**
- **THREE BEDROOMS**
- **STUNNING OPEN PLAN KITCHEN DINING & FAMILY ROOM**
- **MODERN FAMILY BATHROOM**
- **WALKING DISTANCE TO SEFTON PARK**
- **STONE'S THROW TO LARK LANE**
- **CHECK STAMP DUTY CALCULATOR FOR AFFORDABILITY**

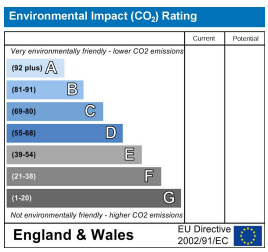
Viewing

Please contact our Allerton Office
on 01516013003 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph





82 Coronation Road, Crosby, Liverpool L23 5RH

Tel: 0151 909 3003
Email: crosby@abode.group.co.uk
Web: www.abode-group.co.uk

6 Allerton Road, Mossley Hill, Liverpool, L18 1LN

Tel: 0151 601 3003
Email: allerton@abode-group.co.uk
Web: www.abode-group.co.uk

2 Chapel Lane, Formby, Liverpool, L37 4DU

Tel: 01704 827 402
Email: formby@abode-group.co.uk
Web: www.abode-group.co.uk

Abode Group (NW) company registration number 108862013