



## 59 Alwyn Street

Aigburth, Liverpool, L17 7DU

**Offers over £280,000**

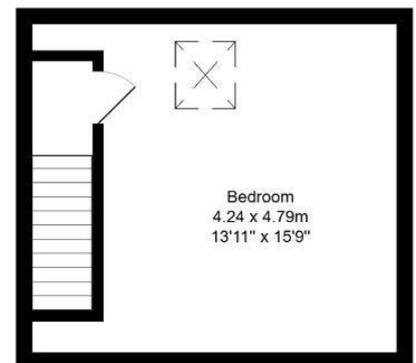
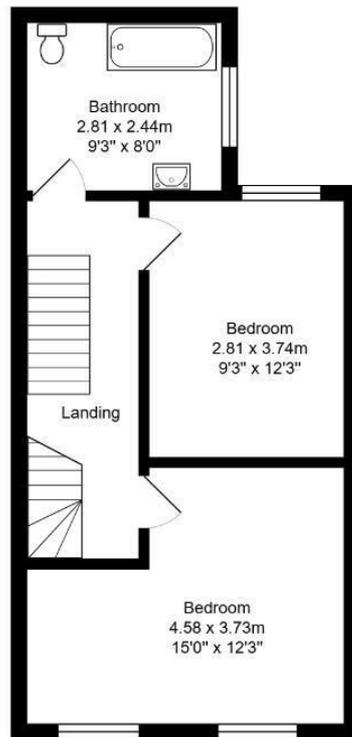
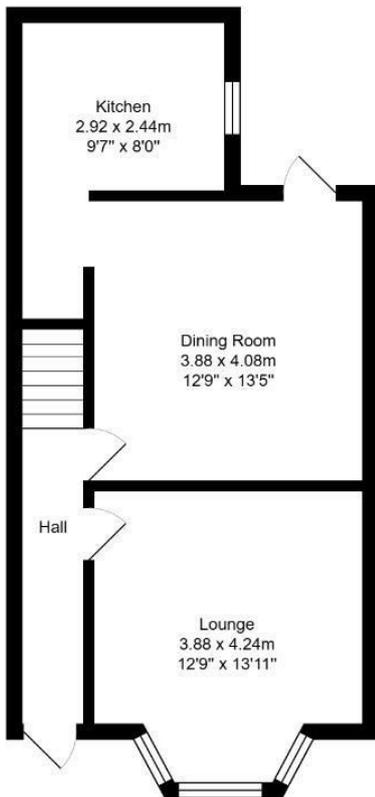
 3  1  2  E



# 59 Alwyn Street

Aigburth, Liverpool, L17 7DU

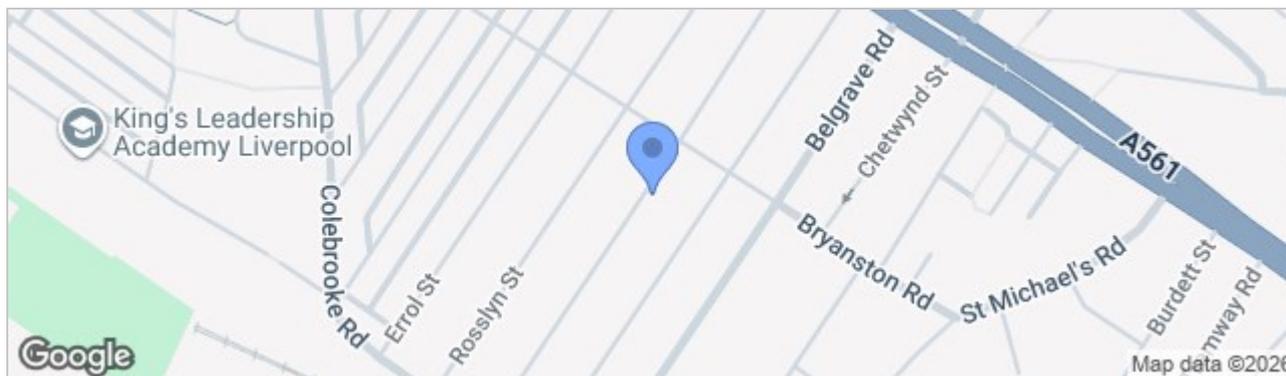
**Offers over £280,000**



Total Area: 114.2 m<sup>2</sup> ... 1230 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.



## Road Map



## Hybrid Map



## Terrain Map



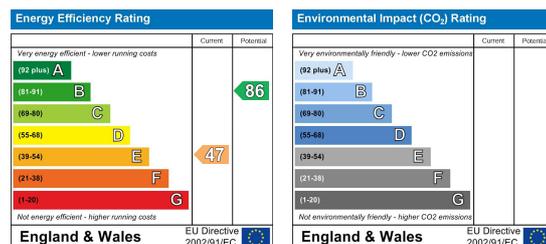
- **SUPERBLY PRESENTED THROUGHOUT**
- **HIGHLY SOUGHT AFTER L17 LOCATION**
- **THREE DOUBLE BEDROOMS**
- **TWO SPACIOUS RECEPTION ROOMS**
- **LARGE FAMILY BATHROOM**
- **CONTEMPORARY FITTED KITCHEN**
- **SECLUDED REAR COURTYARD**
- **WALKING DISTANCE TO SEFTON PARK**
- **CLOSE PROXIMITY TO LARK LANE**
- **EXCELLENT LOCAL SCHOOLS**

## 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 firm's 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