



23 Braunton Road
Aigburth, Liverpool, L17 6AP

Offers over £475,000

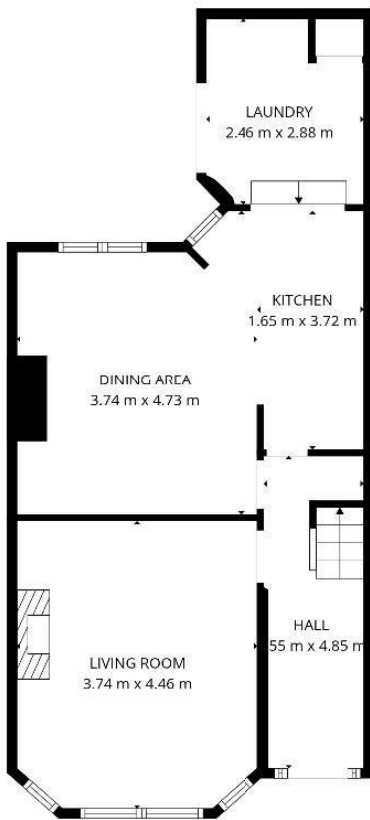
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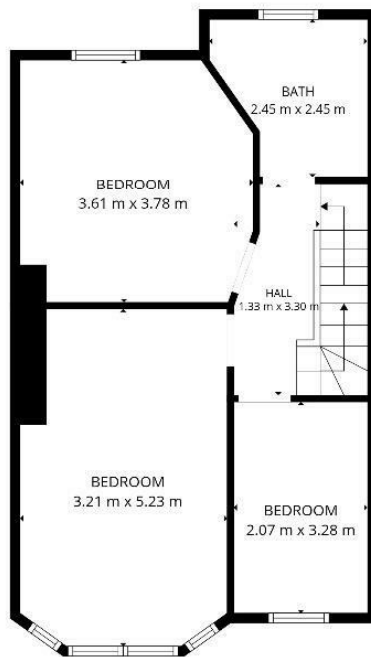
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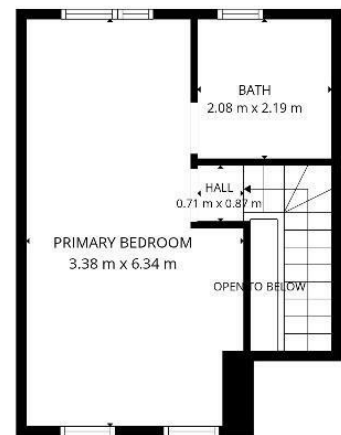
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Ground floor



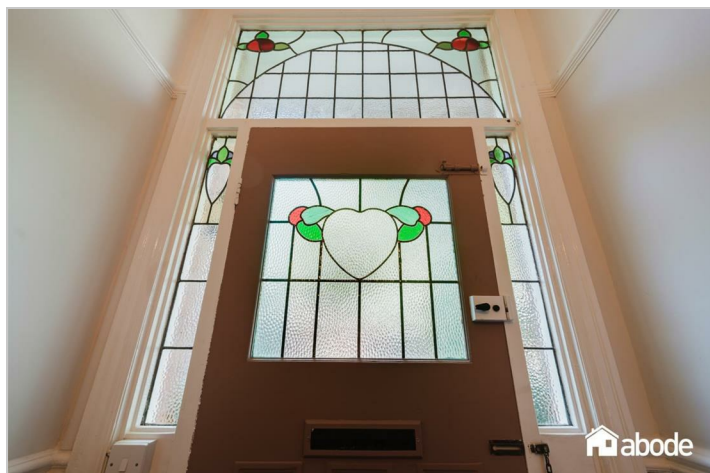
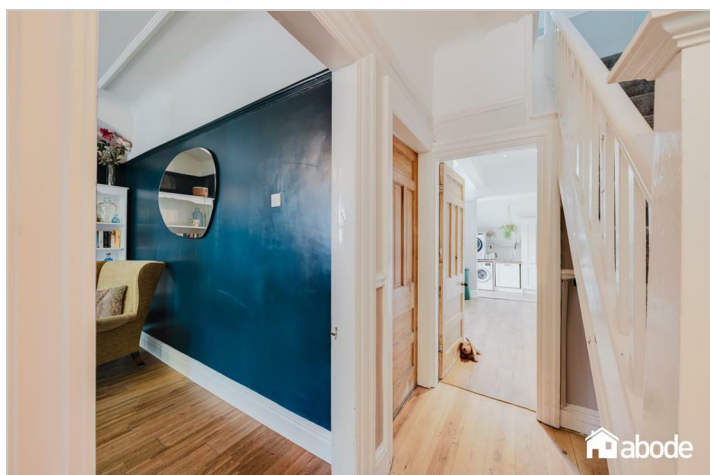
1st floor



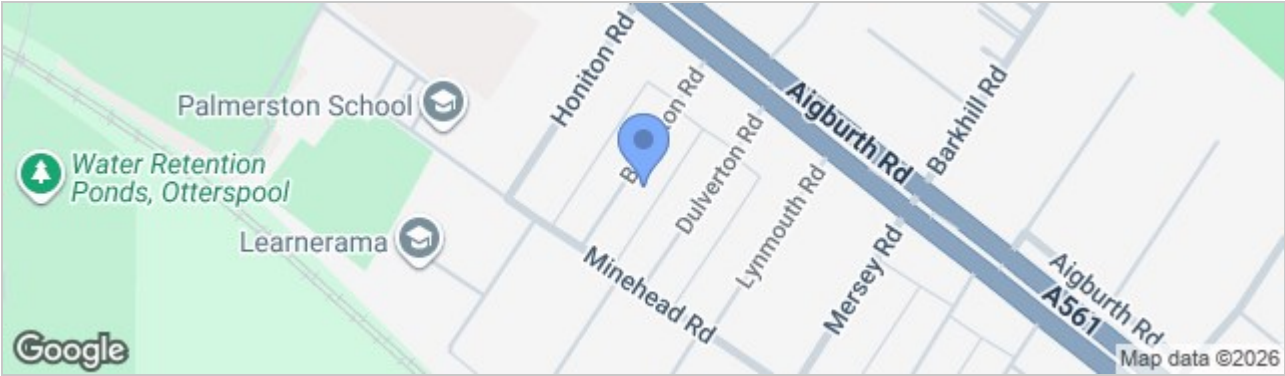
2nd floor

TOTAL: 131 m²
Ground floor: 54 m², 1st floor: 49 m², 2nd floor: 28 m²
EXCLUDED AREAS: OPEN TO BELOW: 1 m², WALLS: 13 m²

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



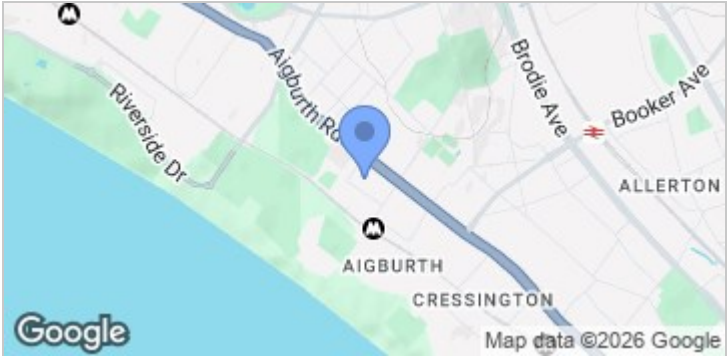
Road Map



Hybrid Map



Terrain Map



- **STUNNING CHARACTERFUL FAMILY HOME**
- **FOUR BEDROOMS**
- **TWO BATHROOMS**
- **SPACIOUS OPEN PLAN KITCHEN & DINING ROOM**
- **NEWLY LANDSCAPED SOUTH FACING REAR GARDEN**
- **EXCELLENT LOCAL SCHOOLS**
- **WALKING DISTANCE TO OTTERSPOOL PROMENADE**
- **SHORT WALK TO AIGBURTH TRAIN STATION WITH DIRECT LINKS TO LIVERPOOL CITY CENTRE**
- **ON STREET PARKING**
- **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

