

## Gardenia Grove, Aigburth, L17



**For Sale - £600,000 Offers Over**

### Key Features

- 3 Bedroom 2 Bathroom Bungalow
- EPC Rating: D
- No Onward Chain
- Two Spacious and Modern Reception Rooms
- Sunroom Offering Views of the Substantial Well Manicured Grounds
- Large Fitted Kitchen with Plentiful Storage
- Family Bathroom with Bath and Separate Shower and Additional Separate W.c
- Master Bedroom Benefits from Fitted Wardrobes and an En Suite Bathroom
- Substantial Surrounding Grounds
- Plenty of Storage Space with Large Double Garage
- Close to a Wealth of Amenities - Minutes Walk to Otterspool Promenade and Walking Distance to Liverpool City Centre, Princes Park and Sefton Park
- Highly Desirable Aigburth L17 Location - Great Schools, Excellent Public Transport Links and Plenty of Local Green Spaces

### Further Details

- Tenure: Freehold
- No. of Floors: 1
- Floor Space: 176 square metres / 1,889 square feet
- Council Tax Band: F
- Local Authority: Liverpool City Council
- Parking: Garage, Driveway
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Cooker, Gas Hob

### Description

Nestled within the highly desirable enclave of Gardenia Grove, Aigburth, L17, this exquisite bungalow, now on the market with Atlas Estate Agents, offers a rare opportunity to acquire a unique residence with substantial grounds and no onward chain.

Step inside to discover a harmonious blend of elegance and modern comfort. The property boasts accommodation thoughtfully arranged over one floor, ensuring a versatile living space suitable for any family dynamic.

Two spacious and contemporary reception rooms provide ample space for both relaxation and entertaining, each room exuding a sense of warmth and sophistication. Adjacent to the reception rooms is a sunroom, perfectly positioned to capture stunning views of the meticulously manicured grounds, offering a serene retreat throughout the seasons.



The large, fitted kitchen is a chef's delight, featuring abundant storage and ample counter space, ideal for preparing family meals or hosting culinary gatherings.

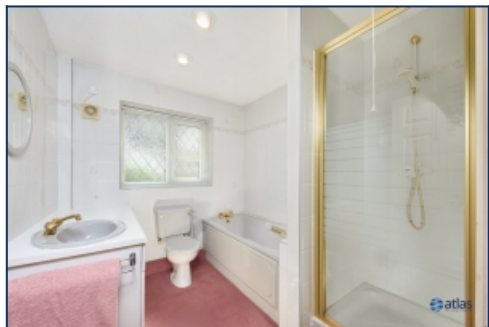
This charming bungalow comprises three well-appointed bedrooms, each designed with comfort in mind. The master bedroom stands out with its fitted wardrobes and luxurious en suite bathroom, offering a private haven for relaxation. The family bathroom is complete with both a bath and separate shower, the property also features an additional W.C., ensuring convenience and privacy for all residents.

The external space is equally impressive, with substantial surrounding grounds and double garage that present potential to add further value. The lush gardens offer a private sanctuary, ideal for gardening enthusiasts or those simply seeking a tranquil outdoor escape.

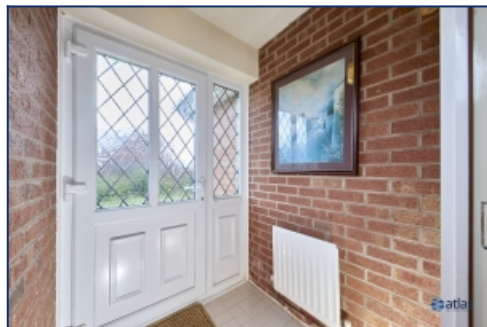
Located just minutes from the picturesque Otterspool Promenade and within walking distance to Liverpool City Centre, Princes Park, and Sefton Park, this property is perfectly positioned to enjoy the best of urban living amidst abundant green spaces. The area is renowned for its excellent schools, superb public transport links, and a wealth of local amenities, making it an ideal location for families and professionals alike.

Do not miss the opportunity to make this beautiful bungalow in Gardenia Grove your new home. Contact Atlas Estate Agents today to arrange a viewing and experience the charm and potential of this remarkable property.

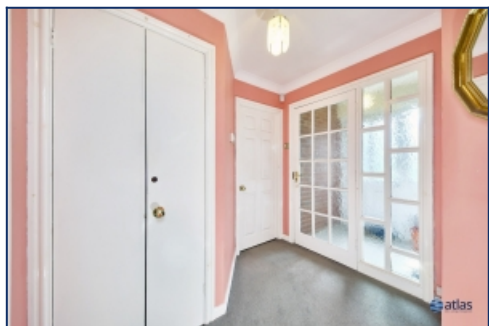
## Additional Images



Shower Room



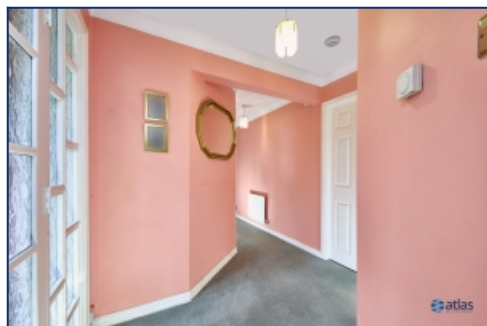
Entrance



Hallway



Hallway



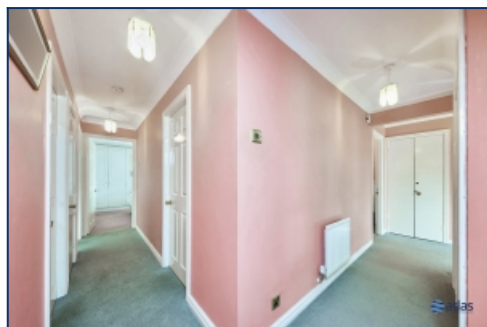
Hallway



Dining Room



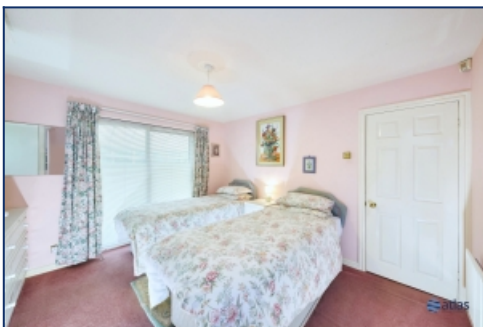
Kitchen



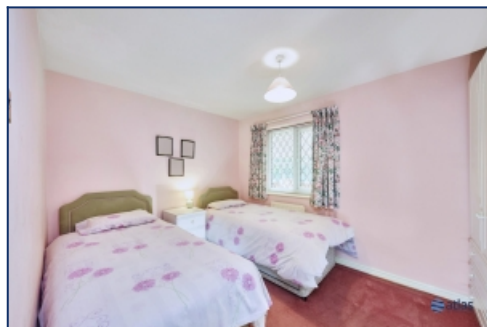
Hallway



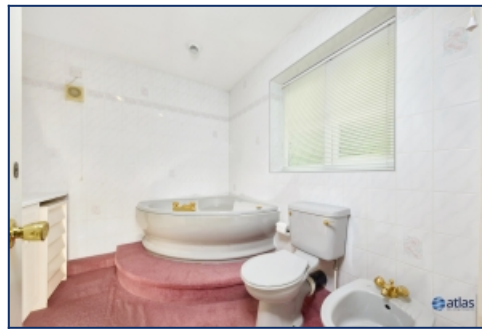
Bedroom 1



Bedroom 1



Bedroom 2



## Floor Plans



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