

Silver Leigh, Aigburth, L17



For Sale - £425,000 Offers Over

Key Features

- 3 Bedroom 2 Bathroom Semi-Detached House
- EPC Rating: C
- Benefitting from No Onward Chain
- Expansive Open-plan Living and Dining Area with French Doors Opening to a Separate Lounge, Featuring a Stylish Gas Fireplace and a Charming Bay Window
- Elegant Lounge with Feature Gas Fireplace and Bay Window
- Bright and Airy Conservatory, Ideal for Relaxation
- Attractive Modern Kitchen with Integrated Appliances, Central Island, and Sleek Granite Worktops
- Convenient Utility Room and W.C.
- Three Spacious Double Bedrooms, with an En-suite and Fitted Wardrobes to the Master Bedroom
- Ample Storage Space on the Landing
- Generous Family Bathroom with Both Bath and Separate Shower
- Large, Well-maintained South-facing Garden with a Paved Patio Area, Perfect for Outdoor Entertaining

Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 1,613 square feet / 150 square metres
- Council Tax Band: D
- Local Authority: Liverpool City Council
- Parking: Garage, Driveway
- No. of Parking Spaces: 2
- Outside Space: Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven (Double), Fridge/Freezer, Washing Machine, Dishwasher

Description

Benefitting from no onward chain, this beautifully presented semi-detached home in the sought-after area of Silver Leigh, L17, brought to the market by Atlas Estate Agents, offers a harmonious blend of classic charm and contemporary comfort. Thoughtfully extended, the accommodation is arranged over two floors, providing an inviting setting for family life.

Upon entering, you are welcomed into a spacious, open-plan living and dining area that flows seamlessly into a separate lounge. With a feature gas fireplace and a characterful bay window, this lounge is ideal for cosy evenings or gatherings with friends and family. French doors from the main living area lead into a bright conservatory, providing a tranquil spot to relax, bathed in natural light with views over the lovely garden.

The kitchen is a true highlight, with integrated appliances, a sleek central island, and polished granite worktops adding a touch of luxury. A convenient utility room and a well-placed W.C. complete the ground floor, providing practicality to meet everyday needs.

Upstairs, the home offers three spacious double bedrooms, with the master bedroom featuring fitted wardrobes and a private en-suite for added comfort. The landing provides ample storage, and a generous family bathroom includes both a bath and a separate shower.

Outside, a large south-facing garden offers plenty of space for outdoor enjoyment, complete with a paved patio area ideal for al fresco dining or relaxing in the sun. The well-maintained lawn and established plantings create a serene outdoor retreat.

This home truly captures the essence of timeless family living and is ready to welcome its next owners.

Additional Images



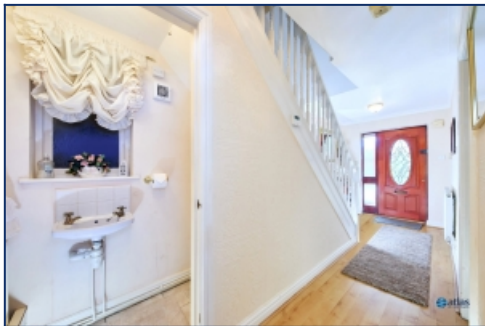
Bathroom



Garden



Hallway



Downstairs W.c



Dining Room



Conservatory



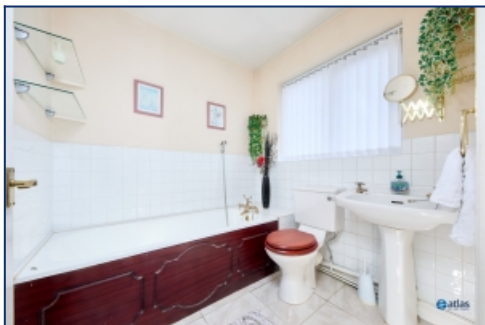
Kitchen



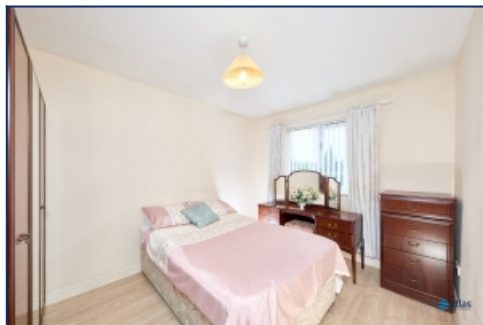
Utility Room



Landing



En- Suite



Bedroom 2



Bedroom 3



Garden

Floor Plans



Approximate total area*
145.89 m²
153.4 m²

Reduced headroom
0.21 m²
2.3 m²

(*) Excluding balconies and terraces

Reduced headroom
----- Below 2.00 m

While every attempt has been made to ensure accuracy, all measurements are approximate only. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 2C standard

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