

Bundoran Road, Aigburth, L17



For Sale - £325,000 Offers in Excess of

Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: E
- No Onward Chain
- Beautifully Decorated, Spacious and Inviting Open Plan Kitchen/Diner
- Attractive Bay Window and Spacious Lounge
- Convenient Downstairs Utility Room
- Beautiful Traditional Features Retained Throughout Such as Ceiling Roses and Tully Tiled Entrance Hallway
- Fully Tiled Family Bathroom with Free Standing Bath and Overhead Shower
- Two Spacious Bedrooms - One with Fitted Wardrobes
- Third Bedroom Perfect for a Home Office or a Child's Room
- Well Maintained Spacious Back Yard Perfect for Social Gatherings
- Highly Sought After Location in Aigburth L17 - Minutes Walk Sefton Park and Aigburth Road

Further Details

- Tenure: Leasehold
- No. of Floors: 2
- Floor Space: 85 square metres / 919 square feet
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Ground Rent: £30 per annum
- Security: Burglar Alarm
- Parking: On Street
- Outside Space: Back Yard
- Heating/Energy: Double Glazing
- Appliances/White Goods: Gas Cooker, Electric Oven (Double), Warming Drawer

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/01/1990 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 31/12/2988 (approx)
- Lease Term Remaining: 963 year(s) (approx)
- Service Charge: None
- Ground Rent: £30 per annum

Description

Brought to the market by Atlas Estate Agents, this beautifully presented three-bedroom terraced house on Bundoran Road, Aigburth, L17, offers the perfect blend of traditional charm and modern comfort.

Step into this elegant home and be greeted by a stunning Tully tiled entrance hallway, a nod to the property's timeless character. The spacious lounge boasts an attractive bay window, flooding the room with natural light, while intricate ceiling roses add a touch of period charm. The inviting open-plan

kitchen/diner, tastefully decorated with contemporary touches, is ideal for both everyday family living and entertaining, seamlessly blending style with practicality.

The accommodation, thoughtfully arranged over two floors, features two bright and spacious reception rooms, offering ample living space for a growing family. The ground floor is complemented by a convenient downstairs utility room, adding extra functionality to this already well-appointed home.

Upstairs, you'll find two generously sized bedrooms one with fitted wardrobes, providing excellent storage solutions. The third bedroom is perfectly suited as a home office or a cosy child's room, catering to modern needs. The fully tiled family bathroom exudes luxury, featuring a freestanding bath with an overhead shower - a perfect retreat for relaxation.

To the rear, a well-maintained and spacious backyard offers the ideal setting for social gatherings or enjoying sunny afternoons, making it a versatile outdoor space for any occasion.

Situated in the highly sought-after area of Aigburth, L17, this home is just a short stroll from the scenic Sefton Park and the bustling Aigburth Road, offering a plethora of local amenities, trendy cafés, and excellent transport links.

Offered with no onward chain, this property presents an excellent opportunity to own a slice of Aigburth's charm. Don't miss out on making this inviting house your next home - viewings are highly recommended!

Additional Images



Back Yard



Bathroom



Entrance Hallway



Entrance Hallway



Lounge



Kitchen / Diner



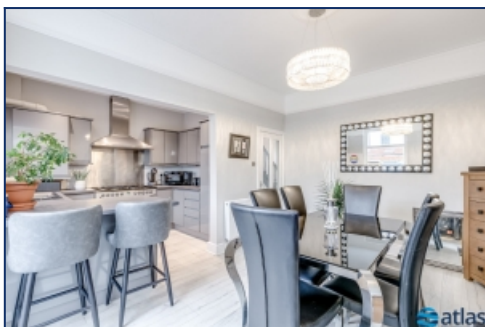
Kitchen / Diner



Kitchen / Diner



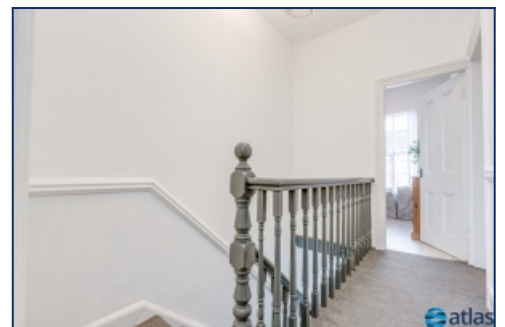
Kitchen / Diner



Kitchen / Diner



Utility Room



Landing



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 3



Back Yard



Back Yard



Back Yard

Floor Plans



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All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers/tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.