

## Belgrave Road, Aigburth, L17



For Sale - £280,000 Offers Over

### Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: C
- Spacious Open-Plan Living/Dining/Kitchen with Patio Doors Opening Onto the Yard, Perfect for Modern Living
- Bright Lounge with a Large Bay Window and an Original Feature Fireplace for Added Character
- Stylish Modern Kitchen Boasting Integrated Appliances and Durable Granite Worktops
- Classic Radiators Add a Timeless Touch While Providing Efficient Heating
- Handy Hallway Storage, Ideal for Keeping Essentials Neatly Tucked Away
- Two Large Double Bedrooms, Including a Master with a Bay Window and Original Wood Flooring
- Contemporary Bathroom Featuring a Bath with an Overhead Shower
- Generous Rear Yard, Perfect for Outdoor Activities or Relaxing
- Double Glazing and Gas Central Heating Ensure Comfort and Efficiency Throughout the Home
- Sought-After Aigburth L17 Location, Minutes from Sefton Park, Aigburth Road, and Lark Lane's Lively Amenities

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 893 square feet / 83 square metres
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Parking: On Street
- Outside Space: Back Yard
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven (Double), Electric Hob (Ceramic), Fridge/Freezer, Washing Machine, Dishwasher

### Description

For Sale: A Stunning Terraced Home in the Heart of Aigburth, L17

Atlas Estate Agents proudly present this delightful terraced house located on the ever-popular Belgrave Road, Aigburth. Perfectly blending classic charm with modern convenience, this property offers a harmonious living experience spread across two well-designed floors.

Step through the entrance into a welcoming hallway, complete with convenient storage to keep everyday clutter at bay. The ground floor unveils an elegant lounge, bathed in natural light from a large bay window and enhanced by a beautifully preserved original fireplace—ideal for cosy evenings in.

The heart of the home lies in its spacious open-plan living, dining, and kitchen area. Designed for both relaxation and entertainment, this space features sleek granite worktops, integrated appliances, and contemporary finishes. Patio doors open effortlessly to the well-proportioned rear yard, creating a seamless connection between indoor and outdoor living.

Upstairs, the charm continues with three bedrooms, including two generously sized doubles. The master bedroom boasts another bay window and showcases stunning original flooring, while the additional rooms offer versatility for family life, guests, or a home office. A modern family bathroom, fitted with a full-sized bath and overhead shower, provides a tranquil retreat.

This home is as practical as it is stylish, with double glazing, gas central heating, and classic radiators adding to its comfort and energy efficiency.

Nestled in a prime location, you're just a short stroll from Sefton Park, Aigburth Road, and the lively buzz of Lark Lane. Whether you're seeking green spaces, vibrant dining, or local amenities, everything is within easy reach.

This property is a true gem in Aigburth, combining timeless elegance with contemporary living. Don't miss your chance to make it yours!

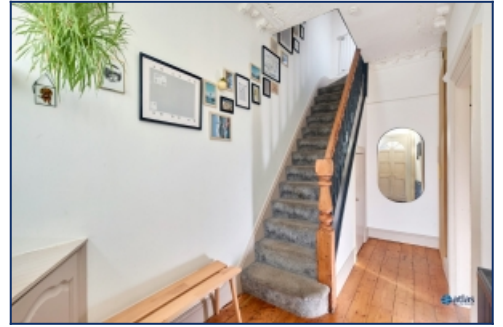
## Additional Images



Kitchen



Yard



Hallway



Lounge



Dining Room



Kitchen



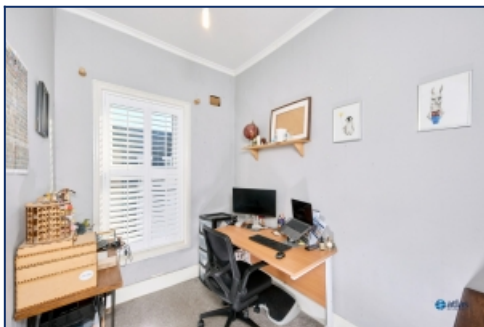
Landing



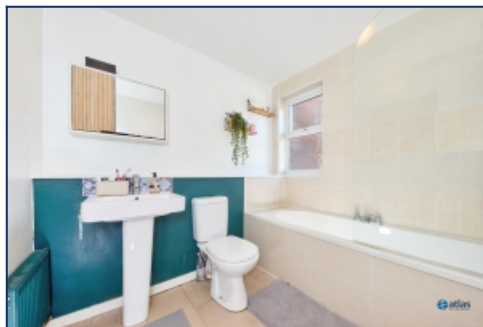
Bedroom



Bedroom



Bedroom



Bathroom

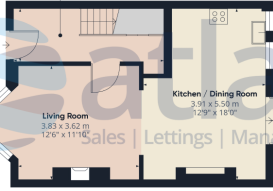


Yard

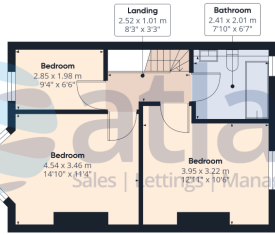
## Floor Plans



Hallway  
4.23 x 1.66 m  
13'10" x 5'5"



Ground Floor



Floor 1

Approximate total area\*  
82.36 m<sup>2</sup>  
882.96 ft<sup>2</sup>

(\*) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.  
GSM/FE340

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