

St. Annes Gardens, Aigburth, L17



For Sale - £425,000 Offers Over

Key Features

- 3 Bedroom 2 Bathroom Semi-Detached House
- EPC Rating: D
- No Onward Chain for a Hassle-free Purchase
- Exciting Potential for Personalisation and Upgrades
- Two Spacious Reception Rooms with Charming Feature Fireplace
- Generous Kitchen/dining Area, Perfect for Entertaining
- Bright and Airy Sunroom Overlooking the Garden
- Convenient Downstairs Shower Room
- Three Well-proportioned Double Bedrooms
- Family Bathroom with Separate W.c. for Added Convenience
- Expansive Garden and Private Driveway
- Prime Location in Highly Sought-after Aigburth, L17

Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 1,420 square feet / 132 square metres
- Council Tax Band: D
- Local Authority: Liverpool City Council
- Parking: Garage, Driveway
- Outside Space: Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob

Description

A Wonderful Opportunity in the Heart of Aigburth - No Onward Chain

Atlas Estate Agents are delighted to present this charming three-bedroom semi-detached home, nestled in the highly sought-after St. Annes Gardens, Aigburth, L17. With its generous living spaces, exciting potential for personalisation, and no onward chain, this property offers a seamless purchase and a blank canvas for its new owner to make their mark.

Step inside, and you'll be greeted by two spacious reception rooms, one of which boasts a delightful feature fireplace, perfect for cosy evenings in. The bright and airy sunroom provides a tranquil space to relax, while the generous kitchen/dining area is ideal for hosting and everyday family life. A convenient downstairs shower room adds practicality to the home's layout.

Upstairs, you'll find three well-proportioned double bedrooms, ensuring ample space for a growing family or visiting guests. The family bathroom, complete with a separate W.C., enhances convenience for busy households.

Outside, an expansive garden offers endless possibilities for outdoor enjoyment, whether it's al fresco dining, gardening, or simply unwinding in the fresh air. A private driveway ensures off-road parking, a valuable asset in this vibrant location.

Situated in the ever-popular Aigburth, L17, this home is perfectly positioned for easy access to excellent local amenities, transport links, and the stunning green spaces of Sefton Park.

This is an exciting opportunity to acquire a wonderful family home with fantastic potential. Enquire today to arrange a viewing and take the first step towards making this house your own!

Additional Images



Bedroom



Hallway



Reception Room



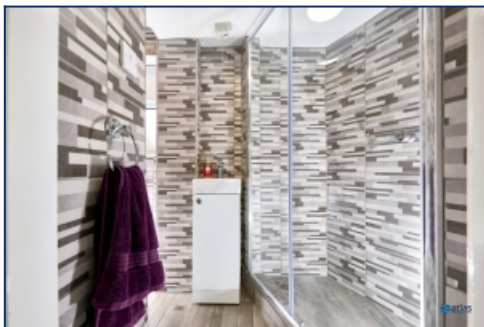
Reception Room



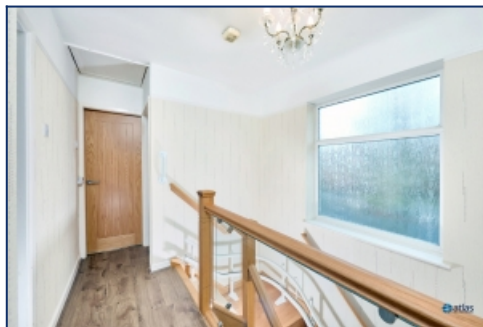
Kitchen



Sunroom



Downstairs Bathroom



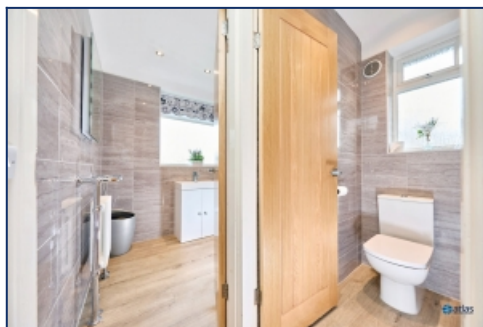
Landing



Bedroom



Bedroom



Bathroom / W.c



Garden



Garden



External

Floor Plans



Approximate total area*
131.89 m²
1419.67 ft²

Reduced headroom
0.3 m
3.18 ft

*Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on BCS, IPMS, etc. Details of these and other calculations were adjusted by a third party and verified by the company with BCS, IPMS, etc.

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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.