

## Aigburth Hall Road, Cressington, L19



**For Sale - £325,000 Offers Over**

### Key Features

- 3 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: D
- No Onward Chain - Opportunity to Add Value Through Refurbishment
- Spacious Open Plan Living/Dining Room with Patio Doors to Rear
- Spacious Kitchen Room with Door to Rear
- Convenient Downstairs W.C and Additional Downstairs Storage Cupboard
- Three Spacious Bedrooms
- Large Family Bathroom
- Well Maintained Rear Garden
- Local Green Spaces - Minutes Walk to Otterspool Promenade
- Close to Great Transport Links - 2 Minute Drive to Aigburth Station
- Fantastic Sought After Location, Cressington L19

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 98 square metres / 1,056 square feet
- Council Tax Band: D
- Local Authority: Liverpool City Council
- Parking: Off Street, Driveway
- Outside Space: Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing

### Description

Welcome to a property with endless potential, nestled in the heart of the highly sought-after Cressington area. This charming semi-detached house on Aigburth Hall Road, L19, offers a rare opportunity for discerning buyers. With no onward chain, it presents a blank canvas ripe for refurbishment, allowing you to craft your dream home.

As you step inside, you're greeted by a spacious open-plan living and dining area. Bathed in natural light, this inviting space features patio doors that open out onto a well-maintained rear garden—perfect for entertaining or simply enjoying a quiet moment. The adjacent kitchen, equally generous in size, boasts direct access to the garden, making it ideal for those who love to cook and dine al fresco.

The ground floor is also home to a convenient downstairs W.C. and an additional storage cupboard, ensuring that practical needs are well met.

Venture upstairs to find three spacious bedrooms, each offering ample room for rest and relaxation. The large family bathroom serves as a peaceful retreat, ready to be transformed into a luxurious sanctuary.

The outdoor space continues to impress with a beautifully kept garden, providing a private oasis for gardening, play, or simply soaking up the sun.

Location is everything, and this property does not disappoint. A stone's throw from the picturesque Otterspool Promenade, you'll find local green spaces perfect for weekend strolls. Excellent transport links are within easy reach, with both Aigburth and Halewood stations just a two-minute drive away.

This semi-detached house on Aigburth Hall Road is more than just a place to live—it's an opportunity to create a home tailored to your vision. Don't miss out on this chance to add significant value through refurbishment in one of Cressington's most desirable locations.

## Additional Images



Family Bathroom



Garden



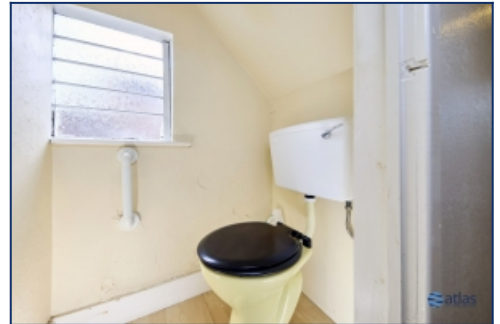
Stairs



Front Reception Room



Kitchen



Downstairs W.c



Landing



Bedroom 3



Back

## Floor Plans



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