

## Buckland Street, Aigburth, L17



**For Sale - £220,000 Offers in Excess of**

### Key Features

- 2 Bedroom 1 Bathroom Terraced House
- EPC Rating: D
- No Onward Chain
- Highly Sought After Location in Aigburth L17
- Large, Bright Open Plan Living and Dining Area with Bay Window
- Spacious Kitchen with Back Yard Access
- Two Spacious Bedrooms with Large Windows
- Well-Presented Family Bathroom with Bath and Large Shower
- Excellent Opportunity to Add Value Through Light Refurbishment
- Amongst a Wealth of Amenities - 5 Minute Walk to Aigburth Road and 10 Minutes to Lark Lane
- Close to Lovely Green Spaces Sefton Park and Festival Gardens
- Excellent Transport Links - 2 Minute Walk to St Michaels Railway Station and 10 Minute Drive to City Centre

### Further Details

- Tenure: Freehold
- No. of Floors: 0
- Floor Space: 76 square metres / 816 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Gas Cooker, Electric Oven (Double)

### Description

Atlas Estate Agents are delighted to bring to market this inviting terraced house for sale, perfectly situated on Buckland Street, in the highly desirable L17 area. This delightful property offers an excellent opportunity for those looking to add value through light refurbishment, making it an ideal choice for first-time buyers and investors alike.

As you step through the front door, you are welcomed by a large, bright, open plan living and dining area. Bathed in natural light from a bay window, this spacious room is perfect for both relaxing and entertaining. The adjacent kitchen, generously proportioned and with direct access to a private back yard, provides a practical and functional space for culinary endeavors and alfresco dining.

The first floor boasts two spacious bedrooms, each featuring large windows that flood the rooms with light, creating a warm and inviting atmosphere. A well-presented family bathroom offers the luxury of both a bath and a large shower, catering to all preferences.

This charming home comes with the added benefit of no onward chain, allowing for a smooth and swift purchase process. Its prime location places you amongst a wealth of amenities; just a five-minute walk to Aigburth Road and a mere ten minutes to the vibrant Lark Lane, renowned for its eclectic mix of

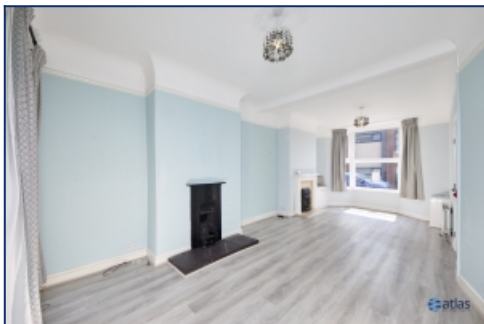
cafes, restaurants, and boutiques. Nature enthusiasts will relish the proximity to the picturesque Sefton Park and Festival Gardens, perfect for leisurely strolls and outdoor activities.

For those needing to commute, the city centre is just a ten-minute drive away, and the local railway station St Michaels is only a 2 minute walk away, making this home as convenient as it is charming. Don't miss this excellent opportunity to secure a property in one of Liverpool's most sought-after areas. Contact Atlas Estate Agents today to arrange a viewing and start envisioning the potential of this delightful home.

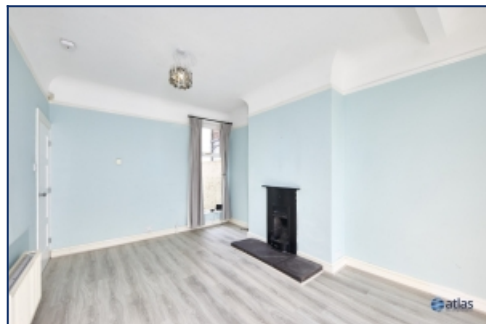
## Additional Images



Kitchen



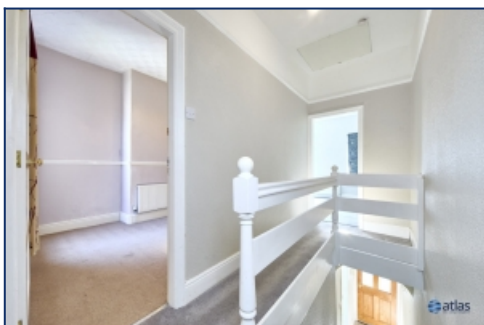
Lounge



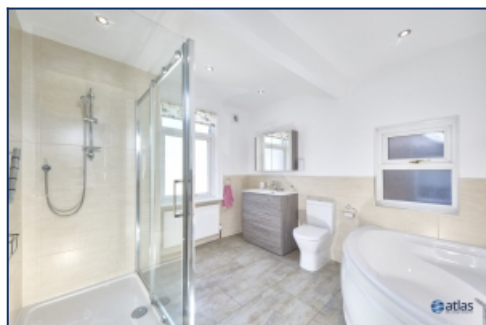
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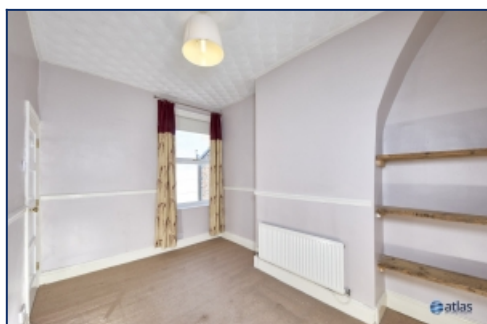
Kitchen



Landing



Bathroom



Bedroom 1

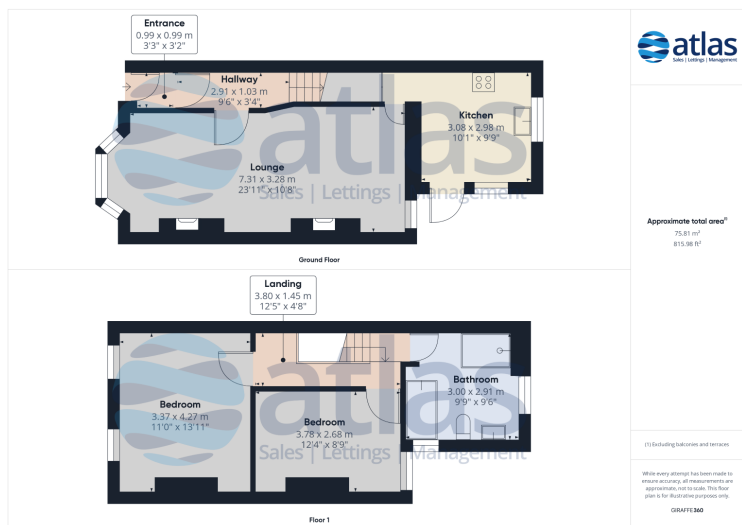


Back Yard



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

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