

## Aigburth Road, Aigburth, L17



**For Sale - £425,000 Offers in Excess of**

### Key Features

- 4 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: D
- Beautiful Home Full of Character Features
- Three Spacious Reception Rooms
- Bright & Spacious Kitchen
- Four Spacious Bedrooms
- Large Family Bathroom and Convenient Separate W.C
- Mature Well Manicured Rear Garden
- Storage Shed and Garage
- Close to Local Green Spaces - Short Walk to Both Otterspool Promenade and Sefton Park
- Close to Amenities, Popular Schools and Good Public Transport Links
- Beautifully Presented Family Home in Highly Desirable Area of L17

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 135 square metres / 1,448 square feet
- Council Tax Band: D
- Local Authority: Liverpool City Council
- Parking: Off Street, Garage, Driveway
- Outside Space: Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Gas Oven, Gas Hob, Fridge/Freezer

### Description

Welcome to your new home! Nestled in the heart of Cressington, L17, this stunning semi-detached house, brought to you by Atlas Estate Agents, is a true gem waiting to be discovered.

As you step through the front door, you'll immediately feel the warmth and character that this beautiful property exudes. The accommodation, spread over two floors, offers ample space for the whole family to enjoy.

The ground floor boasts three spacious reception rooms, perfect for entertaining guests or simply relaxing with loved ones. The bright and airy kitchen is a chef's dream, providing plenty of room to whip up delicious meals and create lasting memories.

Upstairs, you'll find four generously sized bedrooms, providing peaceful sanctuaries for rest and relaxation. The large family bathroom and separate W.C ensure convenience for busy mornings and tranquil evenings alike.

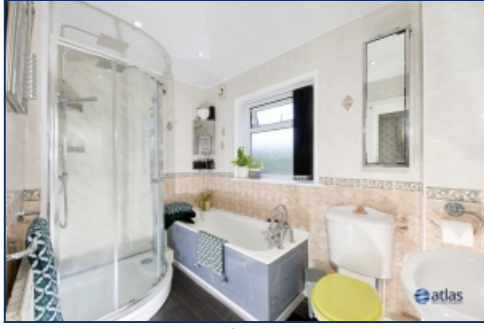
Outside, the mature, well-manicured rear garden provides a peaceful retreat, ideal for enjoying summer barbecues or simply soaking up the sunshine. With a storage shed and garage, you'll have plenty of space to store all your outdoor essentials.

Located just a short stroll away from both Otterspool Promenade and Sefton Park, you'll never be far from nature's beauty. Plus, with easy access to amenities, popular schools, and excellent public transport links, everything you need is right on your doorstep.



Don't miss out on the opportunity to call this beautifully presented family home your own. Schedule a viewing today and make your dream of living in the highly desirable area of L17 a reality!

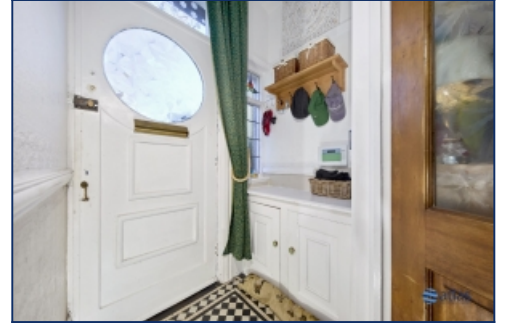
## Additional Images



Bathroom



Garden



Entrance



Reception Room 1



Reception Room 2



Reception Room 3



Kitchen



Landing



Bedroom 2

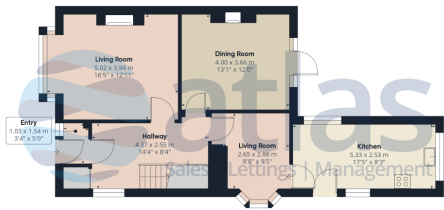


Bedroom 3



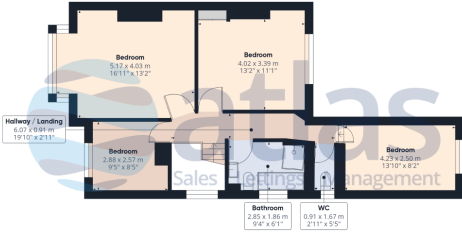
Bedroom 4

## Floor Plans



Ground Floor

Approximate total area<sup>(1)</sup>  
134.54 m<sup>2</sup>  
1448.18 sq ft



Floor 1

(1) Excluding balconies and terraces

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

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