

## Dulverton Road, Aigburth, L17



## For Sale - £350,000 Offers in Excess of

### Key Features

- 3 Bedroom 1 Bathroom End of Terrace House
- EPC Rating: D
- Large and Cosy Front Reception Room with Feature Open Fireplace and Bay Window
- Large Open Plan Kitchen/Diner with French Doors to Patio
- Large Kitchen with Integrated Appliances, Glass Block Feature and Sky Light
- Three Bedrooms, All with Natural Light, Including Stunning, Bright Master Bedroom with Large Windows
- Modern Bathroom with Bath and Overhead Shower
- Gorgeous Traditional Features Retained - Fluted Glass in Entrance, High Ceilings and Dado/Picture Rails
- Private Large Back Yard, Perfect for Al Fresco Dining
- Property Close to Local Green Spaces Such as Otterspool Promenade and Sefton Park, Including Bustling Lark Lane
- Wealth of Local Amenities with Plenty of Local Shops, Bars, Restaurants and Cafes
- Excellent Transport Links - 1 Minute Walk to Aigburth Road, 5 Minute Walk to Aigburth Train Station

### Description

Atlas Estate Agents are delighted to present this charming end-of-terrace house for sale, located on the highly sought-after Dulverton Road in Aigburth, L17. This exquisite three-bedroom home is arranged over two floors, offering ample space and natural light, blending modern living and traditional charm.

Upon entering, you are greeted by a welcoming hallway, adorned with stunning fluted glass and traditional features such as high ceilings and dado rails. The cosy front reception room boasts a feature open fireplace, perfect for those relaxing evenings. The heart of the home is the large open plan kitchen/diner. This large kitchen is equipped with integrated appliances, plenty of storage and a unique glass block feature. French doors open onto the patio, creating an ideal space for alfresco dining and entertaining.

The first floor hosts three well-appointed bedrooms, including a bright and airy master bedroom with large windows that flood the room with natural light. The modern, bright bathroom features a bath with an overhead shower. Third bedroom is currently used as an office, but would also be ideal as a child's bedroom.

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 96 square metres / 1,030 square feet
- Council Tax Band: C
- 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 (Induction), Fridge/Freezer, Dishwasher

This property is nestled amongst a wealth of local amenities, with plenty of shops, bars, restaurants and cafes just a stone's throw away. Excellent transport links are another highlight, with Aigburth Road only a minute's walk and Aigburth train station a mere five-minute stroll, providing easy access to the wider city and beyond. For those who appreciate green spaces, the beautiful Otterspool Promenade, Festival Gardens, and Sefton Park are all in close proximity.

This delightful home perfectly marries traditional features with contemporary living, making it an ideal choice for couples, professionals or young families seeking a bright and airy beautiful home in a vibrant and convenient location. Don't miss the opportunity to make this stunning property your new home.

## Additional Images



Bathroom



Kitchen



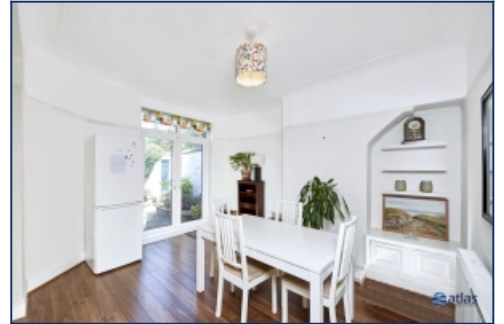
Entrance Hallway



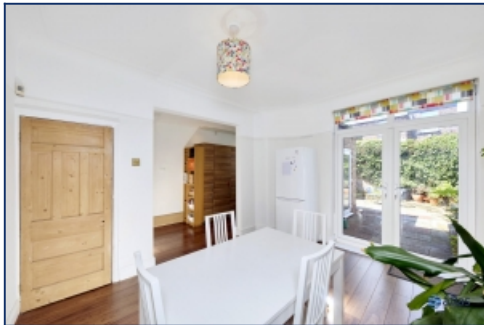
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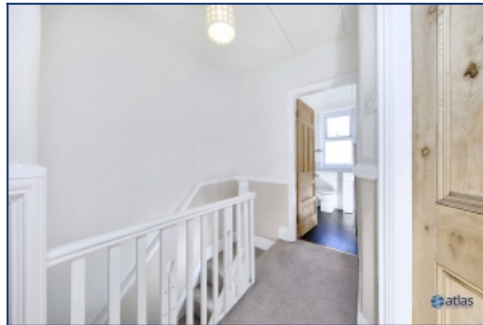
Front Reception Room



Dining Room



Dining Room



Landing



Bedroom 2



Bedroom 3



Back Yard



Back Yard

## Floor Plans





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