

## Lisburn Road, Aigburth, L17



## For Sale - £260,000 Offers Over

### Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: D
- Extremely Well Maintained and Presented Throughout
- Spacious Reception Room with Original Cast Iron Fireplace, Bay Windows and Patio Doors to Rear
- Fitted Kitchen with Plentiful Storage and Natural Light
- Convenient Under Stair Storage Cupboard
- Three Bright and Airy Bedrooms
- Recently Renovated Modern Bathroom with Bath and Overhead Shower
- Spacious, Well Maintained, Gated Courtyard
- Local Green Spaces - Minutes Walk to Otterspool Promenade and Sefton Park
- Plentiful Local Amenities - Located Off Aigburth Vale - Short Walk to Aigburth Road and Lark Lane
- Desirable Aigburth L17 Location - Close to Great Schools and Transport Links

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 92 square metres / 988 square feet
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Parking: On Street
- Outside Space: Back Yard
- Heating/Energy: Gas Central Heating, Double Glazing

### Description

Step through the threshold of this charming terraced house, proudly presented to you by Atlas Estate Agents. Nestled within the sought-after neighborhood of Lisburn Road, Aigburth, L17, this property embodies the epitome of comfortable living, poised for new beginnings.

As you venture inside, you're greeted by a harmonious blend of classic elegance and modern convenience. The ground floor unfolds seamlessly, boasting a reception room exuding warmth and hospitality and a kitchen that beckons with its promise of culinary adventures. Adorned with an original cast iron fireplace, bay windows that flood the space with natural light, and patio doors leading to a tranquil courtyard, the reception room serves as the heart of the home.

Ascend the stairs, where the accommodation spans two inviting levels. Three airy bedrooms await, each whispering tales of restful nights and tranquil slumber. A recently renovated modern bathroom invites indulgence, featuring a luxurious bath and an overhead shower, promising moments of relaxation and rejuvenation.

Beyond the walls, discover a spacious, well-maintained, gated courtyard, an oasis of serenity amidst the bustling cityscape. Here, moments of leisure unfold effortlessly, while nearby green spaces beckon exploration. Otterspool Promenade and Sefton Park stand as testament to nature's splendor, mere minutes

away, offering a haven for leisurely strolls and tranquil reflection.

Convenience is woven into the fabric of everyday life, with a plethora of local amenities mere steps from your door. Aigburth Vale, Aigburth Road, and Lark Lane beckon with their vibrant array of shops, eateries, and cultural delights, ensuring every need and desire is effortlessly catered to.

Nestled within the desirable Aigburth L17 locale, this residence epitomizes the essence of community living. Boasting proximity to esteemed schools and excellent transport links, it stands as a testament to the art of gracious living, inviting you to script your own chapter of contentment and belonging.

## Additional Images



Bathroom



Courtyard



Entrance



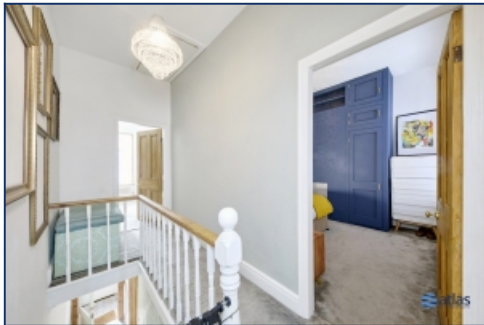
Reception Room



Reception Room



Kitchen



Landing



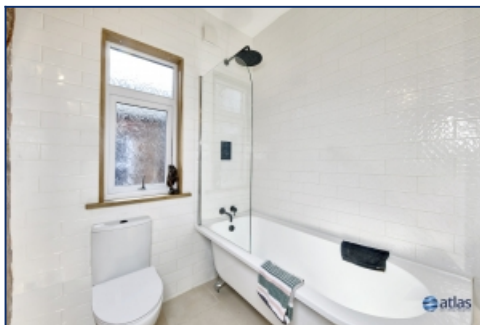
Bedroom 1



Bedroom 2



Bedroom 3



Bathroom



Courtyard

## Floor Plans



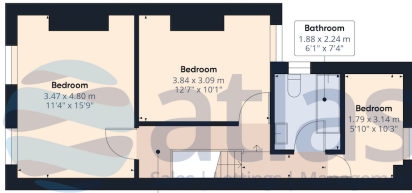
Living Area / Dining Area  
7.41 x 3.67 m  
24'3" x 12'0"

Entry  
1.18 x 1.07 m  
3'10" x 3'5"

Hallway  
3.04 x 1.05 m  
9'11" x 3'5"

Cupboard  
1.18 x 0.88 m  
3'10" x 2'10"

Ground Floor



Bedroom  
3.47 x 4.80 m  
11'4" x 15'9"

Bedroom  
3.04 x 3.09 m  
10'0" x 10'1"

Bedroom  
1.79 x 3.14 m  
5'10" x 10'3"

Bathroom  
1.88 x 2.24 m  
6'1" x 7'4"

Landing  
2.45 x 0.76 m  
8'0" x 2'6"

Floor 1

Approximate total area<sup>(1)</sup>  
91.76 m<sup>2</sup>  
987.24 ft<sup>2</sup>

(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.

05/11/13/00

Tel: 0151 727 2469  
Fax: 0151 727 4943

Atlas Estate Agents, 2 Allerton Road,  
Mossley Hill, Liverpool, L18 1LN

Email: [sales@atlasestateagents.co.uk](mailto:sales@atlasestateagents.co.uk)  
Website: [www.atlasestateagents.co.uk](http://www.atlasestateagents.co.uk)

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers/tenants and do not constitute an offer or part of a contract. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Prospective purchasers/tenants ought to seek their own professional advice.

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.