

## Linnet Lane, Aigburth, L17



**For Sale - £160,000 Offers in Excess of**

### Key Features

- 2 Bedroom 1 Bathroom Ground Floor Flat
- EPC Rating: C
- No Onward Chain
- Located on Ground Floor
- Bright and Airy Reception Room
- Two Light and Spacious Bedrooms with Built in Wardrobe Rooms
- Contemporary Kitchen with Appliances Included
- Modern Bathroom with Bath & Shower
- Two Storage Cupboards
- Sizeable Back Garden Plot with Patio Area
- Separate Storage Room in Communal Area
- Desirable L17 Location - Close to Great Schools, Amenities and Transport Links

### Further Details

- Tenure: Leasehold
- Floor: Ground
- No. of Floors: 1
- Floor Space: 63 square metres / 680 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Service Charge: £86 per calendar month
- Ground Rent: £10 per annum
- Security: Burglar Alarm
- Parking: On Street
- Outside Space: Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob, Fridge/Freezer, Washing Machine

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 15/06/1992 (approx)
- Original Lease Term: 125 year(s)
- Lease Expiry Date: 14/06/2117 (approx)
- Lease Term Remaining: 92 year(s) (approx)
- Service Charge: £86 per calendar month
- Ground Rent: £10 per annum

### Description

Welcome to your new home in the heart of Aigburth, Liverpool! Presented by Atlas Estate Agents, this charming ground floor flat on Linnet Lane offers the epitome of convenient living without compromising on style or comfort.

Step into a bright and airy reception room, perfect for hosting guests or unwinding after a long day. Natural light floods the space, creating a welcoming atmosphere for relaxation and entertainment alike.

The property boasts two light and spacious bedrooms, each equipped with built-in wardrobe rooms, providing ample storage for your belongings. Whether it's a peaceful night's sleep or a tranquil retreat, these bedrooms offer comfort and serenity.

Meal preparation is a joy in the contemporary kitchen, complete with modern appliances included. From morning coffees to gourmet dinners, this space is designed to inspire culinary creativity.

Indulge in self-care in the modern bathroom, featuring both a bath and shower for your convenience. Pamper yourself in style and comfort within this sleek and functional space.

Additional storage is at your fingertips with two storage cupboards, ensuring a clutter-free living environment. Organization has never been easier!

Step outside and be greeted by your very own patio area, seamlessly connected to your back garden—a delightful addition that comes with ownership of this property. This garden plot presents an ideal setting for al fresco dining, savouring morning coffee, or basking in the warmth of the sun.

Convenience is key with a separate storage room in the communal area, providing extra space for seasonal items, sports equipment, or any additional belongings.

Located in the desirable L17 area, this property is surrounded by great schools, amenities, and transport links, ensuring that everything you need is right at your doorstep.

With no onward chain, this ground floor flat is ready to become your new home sweet home. Don't miss out on the opportunity to make Linnet Lane your own—schedule your viewing today!

## Additional Images



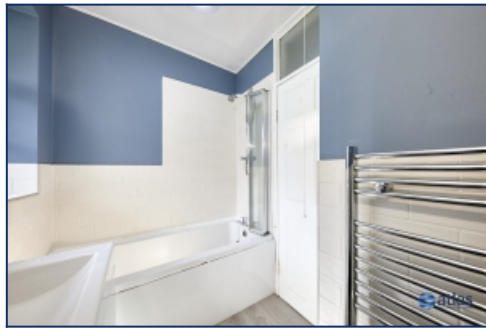
Bedroom 2



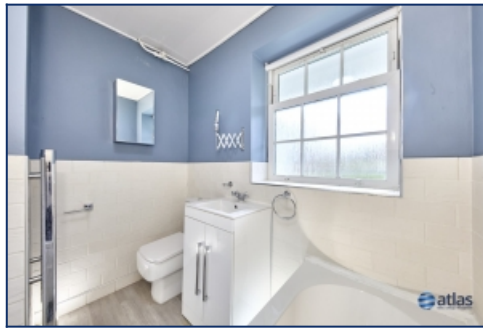
Back Garden/Patio



Hallway



Bathroom



Bathroom



Kitchen



Bedroom 1



Bedroom 2

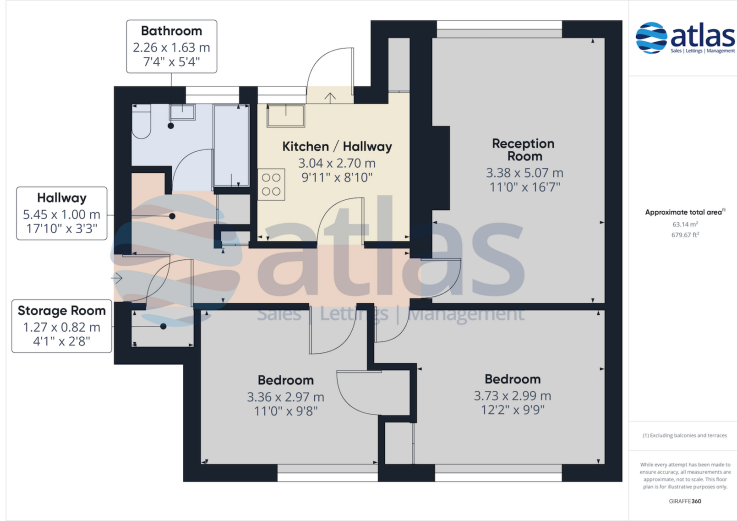


Storage Room



Front

## Floor Plans



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