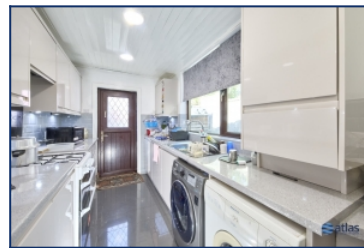
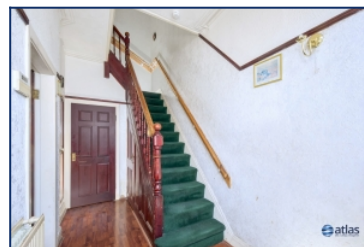


## Ancaster Road, Aigburth, L17



## For Sale - £240,000 Offers Over

### Key Features

- 4 Bedroom 1 Bathroom Terraced House
- EPC Rating: E
- Recently Refurbished Modern Kitchen
- Four Well Proportioned Bedrooms
- Attractive Modern Family Bathroom with Bath and Overhead Shower
- Excellent Opportunity to Add Value Through Light Refurbishment
- Excellent Room Sizes with High Ceilings
- Space in Backyard for Seating and Pot Plants
- Ample on Street Car Parking
- Amongst a Wealth of Amenities - 1 Minute Walk to Aigburth Road, 10 Minute W
- Close to Local Green Spaces - 5 Minute Walk to Sefton Park, 10 Minute Walk to Festival Gardens
- Close to Great Transport Links - 10 Minute Walk to St Michael's Station

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 94 square metres / 1,013 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

Welcome to a great opportunity presented by Atlas Estate Agents: a charming terraced house for sale, located on Ancaster Road in Aigburth, L17. This delightful property is perfect for those seeking a blend of modern convenience and classic charm, offering a spacious and versatile living environment.

As you step inside, you are greeted by an inviting hallway that leads to three beautifully proportioned reception rooms. These rooms boast high ceilings and ample natural light, providing a perfect setting for both relaxing and entertaining. The recently refurbished modern kitchen features sleek countertops, contemporary fittings and ample storage space.

The first floor is home to four generously sized bedrooms, each thoughtfully designed to offer comfort and tranquility. The attractive modern family bathroom is equipped with a luxurious bath and an overhead shower, ensuring a relaxing retreat after a long day.

This wonderful home also offers excellent potential for further improvement, allowing you to add personal touches and create your dream space. The back yard provides a cozy area for seating and pot plants, ideal for enjoying a morning coffee or hosting intimate gatherings.

Parking is hassle-free with ample on-street car parking available. The location is truly unbeatable, situated just a minute's walk from Aigburth Road, where a wealth of amenities awaits. You are also within walking distance of the beautiful Sefton Park and the vibrant Festival Gardens, perfect for leisurely strolls and outdoor activities. For those who commute, St Michael's Station is just a ten-minute walk away, offering great transport links to the city and beyond.

Don't miss out on this excellent opportunity to acquire a versatile and well-located home that offers both immediate comfort and potential for future enhancement. Contact Atlas Estate Agents today to arrange a viewing and take the first step towards making this exceptional property your own.

### Additional Images



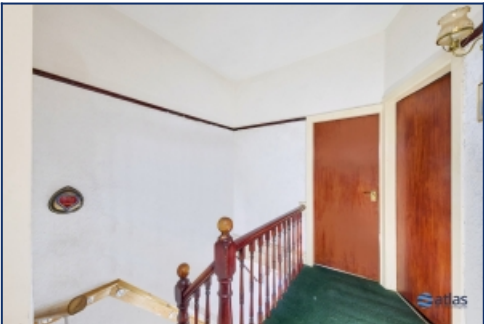
Dining Room



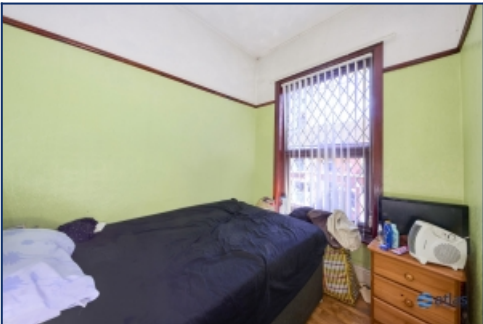
Bathroom



Reception Room 2



Landing



Bedroom 1



Bedroom 3



Bedroom 4



### Floor Plans



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.