



## Rosslyn Street, Aigburth, Liverpool, L17 7DN

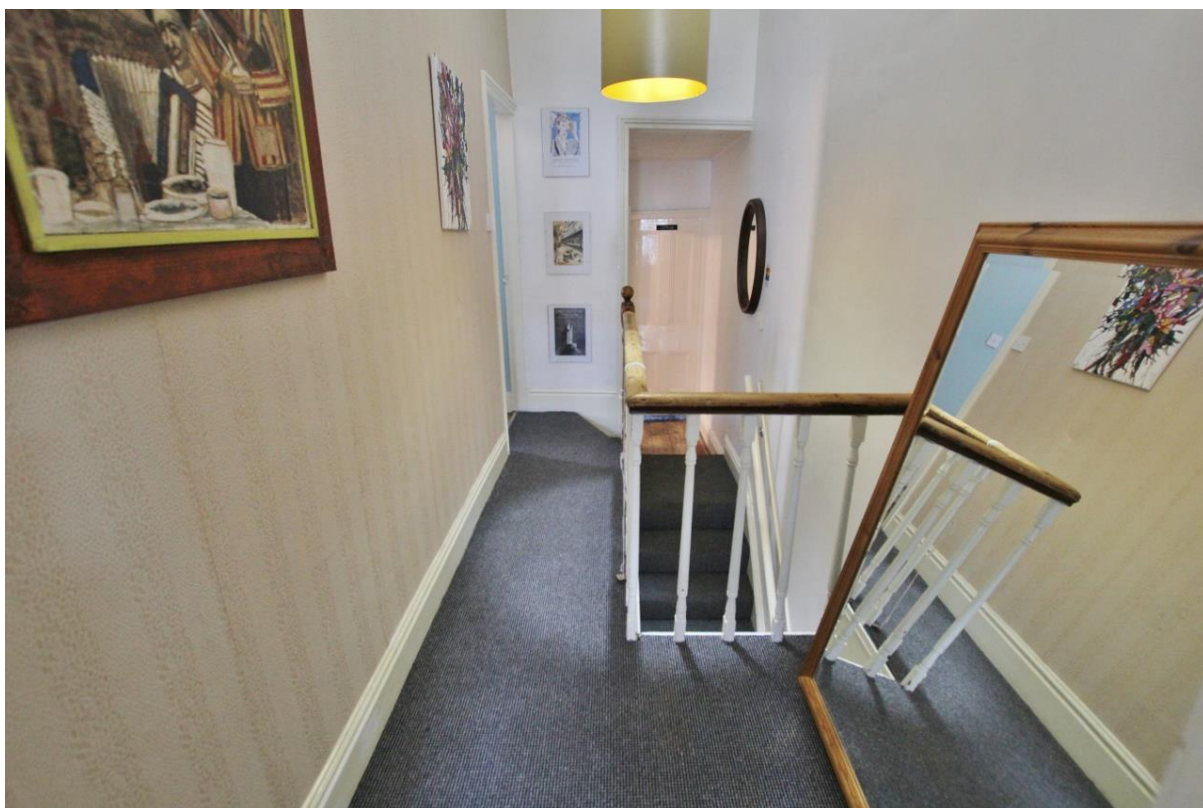
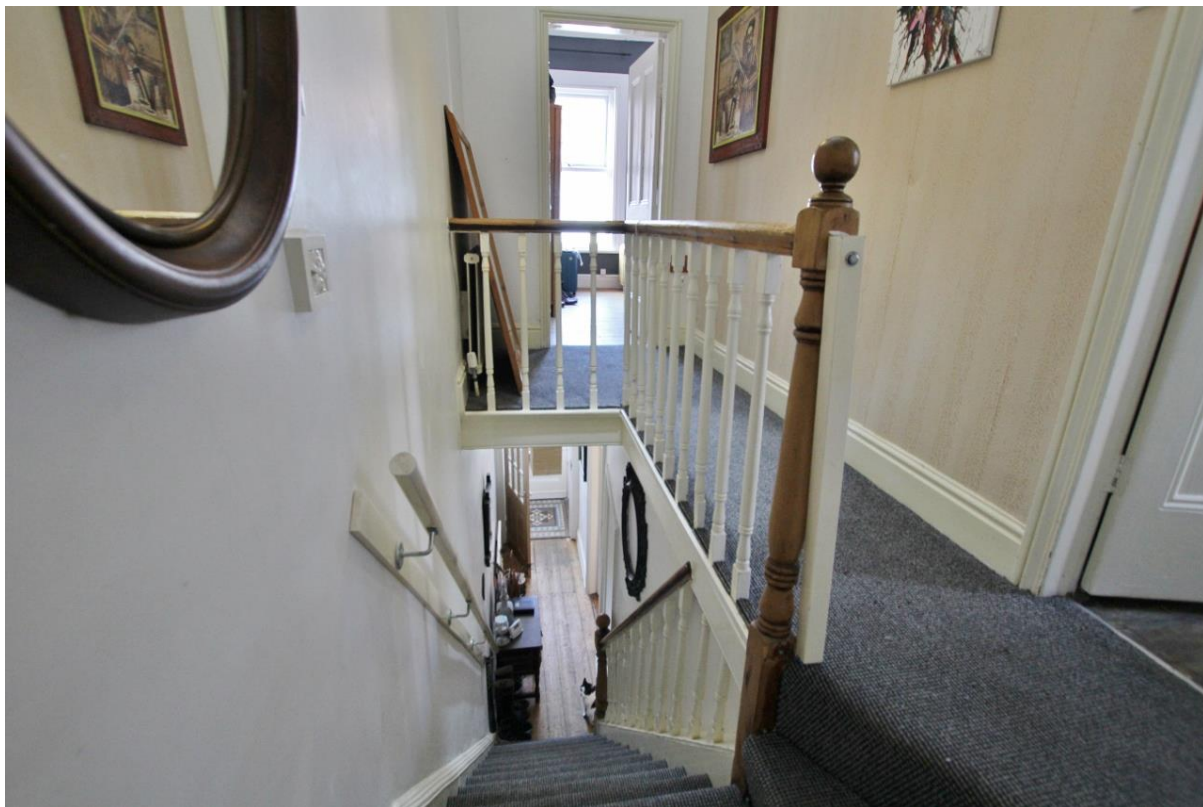
- Attractive Three Bedroom Terraced Property
- Welcoming Entrance Hall Leading to Two Receptions
- Generously Sized Fitted Kitchen with Integrated Appliances
- Two Doubles, One Single Bedroom and Bathroom
- Situated in the Sought After Area of Aigburth, L17
- Impressive Property with Hard Wood Flooring
- Bright and Spacious Property with Neutral Decor
- Externally Comprises a Yard to the Rear



£200,000













### **Description -**

Standing proudly on Rosslyn Street in the popular residential area of Aigburth, is this well presented three bedroom mid terraced property. Upon entering the property you have a welcoming entrance hall that gives access to all areas of the residence. Firstly, you have two reception rooms that provides an excellent space for relaxing and dining. As you continue through the property you have a country style fitted kitchen that has a variety of appliances, a range of wall and base units and access to the rear. To the first floor, you have two doubles, one single bedroom and a three piece family bathroom. Externally this family residence offers a well maintained yard to the rear.

### **Location -**

Aigburth is a genuinely varied area of Liverpool with plenty of local character, popular with students, investors, professionals and families. Property largely consists of traditional terraced housing (of all sizes) but with some large Victorian villas around Sefton Park and apartments (both purpose built and converted) appealing to both the buying and rental market. At the heart of the area is Sefton Park, Grade II listed and covering a massive 235 acres it has something for everyone including the spectacular Victorian Palm House. Further open space can be found nearby at the Green Flag rated Greenbank Park. Connecting Aigburth Road to Sefton Park, Lark Lane attracts students, young professionals and families alike to its bohemian mix of shops, restaurants, bars, regular Farmer's Market and unique atmosphere. Further shopping is also available on Aigburth Road and there is no shortage of sport and leisure facilities, including Greenbank Sports Academy, Sefton Park and Liverpool Cricket Clubs, the Mersey Bowman Lawn Tennis Club and several Yoga and Martial Arts centres. Schools in the area are well regarded, including private schools, The Belvedere Academy and Auckland College and St Margaret's and St Hilda's C of E High Schools. Travel connections include Aigburth and St Michael's train stations, main bus routes along Aigburth Road and easy routes to John Lennon Airport and the M62.

**Vestibule -**

Wooden framed door to front aspect, victorian mosaic tiled flooring.

**Entrance Hall -**

Original wooden framed single glazed door to front aspect, wooden floor, radiator.

**Lounge - 13' 8" x 11' 7" (4.16m x 3.52m)**

Upvc double glazed walk in bay window to front aspect, radiator, original floor board, original tiled hearth, coved ceiling.

**Dining Room - 12' 2" x 12' 1" (3.71m x 3.69m)**

Upvc double glazed window to rear aspect, radiator, original floor boards.

**Kitchen - 11' 5" x 10' 0" (3.48m x 3.04m)**

Upvc double glazed window to side aspect, integrated gas hob and oven, stainless steel sink and drainer unit, radiator, Worcester condensing boiler approx 2 years old & serviced, wooden framed door to rear aspect.

**Landing -**

Doors to all rooms, access to loft.

**Bedroom One - 15' 3" x 11' 6" (4.65m x 3.50m)**

Upvc double glazed window to front aspect, original floor board, radiator.

**Bedroom Two - 12' 2" x 9' 11" (3.72m x 3.03m)**

Upvc double glazed window to rear aspect, radiator, original floor boards.

**Bedroom Three - 10' 0" x 6' 6" (3.04m x 1.97m)**

Upvc double glazed window to rear aspect, original floor boards, radiator.

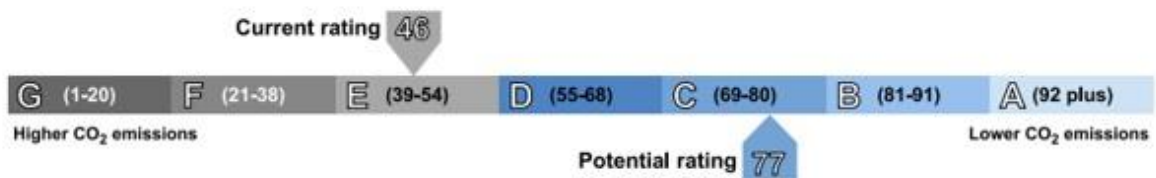
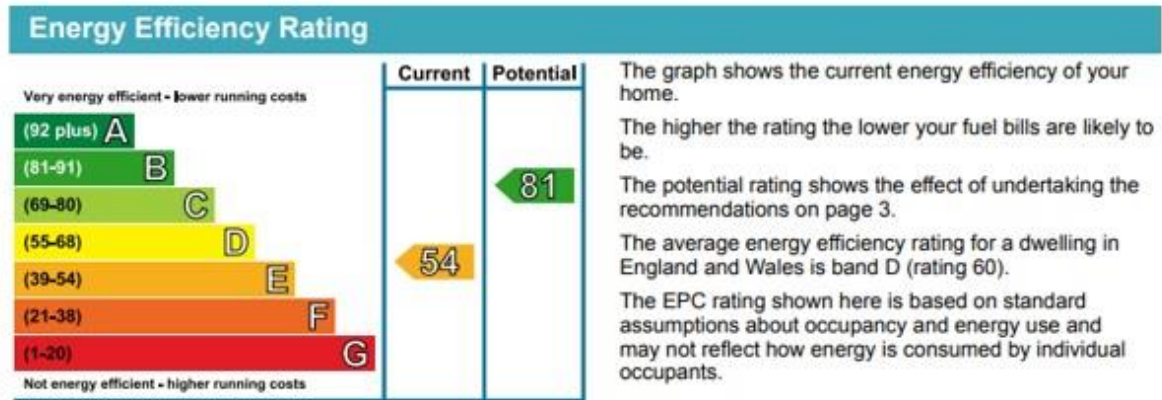
**Bathroom -**

Upvc double glazed frosted window to side aspect, tiled flooring, wash basin, W.C, bath and shower.

**Exterior -**

Sizeable yard with original purpose built bricks, substantial brick built outhouse.

## EPC Summary -



### Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.