



**Constables**  
SALES & LETTINGS

Wingate Road      Aigburth, Liverpool

£265,000

Offered for sale with no onward chain is this traditional terraced property located in the heart of Aigburth. The accommodation is arranged over two floors. There is a welcoming hallway with original coving and stairs to the first floor landing. There are two reception rooms on the ground floor and a kitchen. On the first floor there are three well-proportioned bedrooms; the main bedroom has built in wardrobes and there is a shower room.

Outside there is a low maintenance courtyard style garden with two outbuildings for storage.

The Property is in a highly sought after area and is a short stroll away to local shops on Aigburth Vale. It is close to well-regarded schools including Sudley Primary, St Margaret's Academy, St Charles' Catholic Primary, and St Hilda's C of E High, making it an excellent choice for families.

With Sefton Park just a short stroll away, excellent local amenities on your doorstep, and superb public transport and road links close by, this fantastic home offers the perfect blend of lifestyle and location.



# Constables

SALES & LETTINGS

- Traditional Terraced Property
- Enclosed Courtyard Garden with Brick Outbuildings
- Three Bedrooms
- Highly Sought After Location
- Two Reception Rooms
- No Onward Chain



## **Hallway**

## **Lounge**

14'1" into bay x 12'0" (4.31m into bay x 3.67m)

## **Dining Room**

13'11" x 9'2" (4.25m x 2.80m)

## **Kitchen**

10'10" x 8'2" (3.31m x 2.5m)

## **Landing**

## **Bedroom One**

15'11" into bay x 9'6" excluding recess (4.87m into bay x 2.90m excluding recess)

## **Bedroom Two**

12'5" x 11'7" (3.81m x 3.54m)

## **Bedroom Three**

9'10" x 6'10" (3.01m x 2.10m)

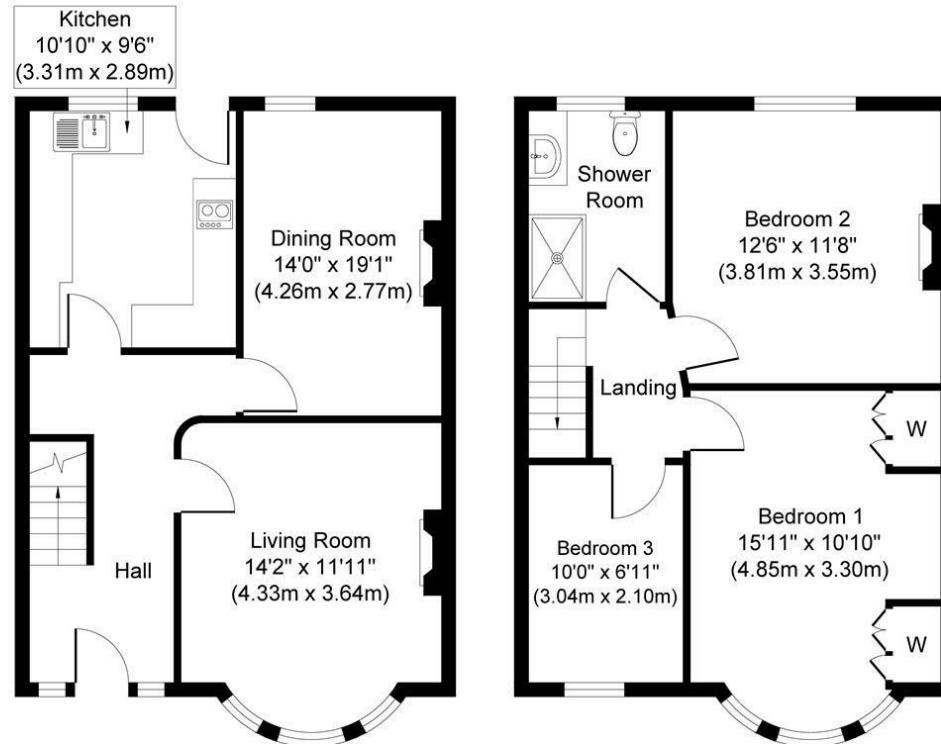
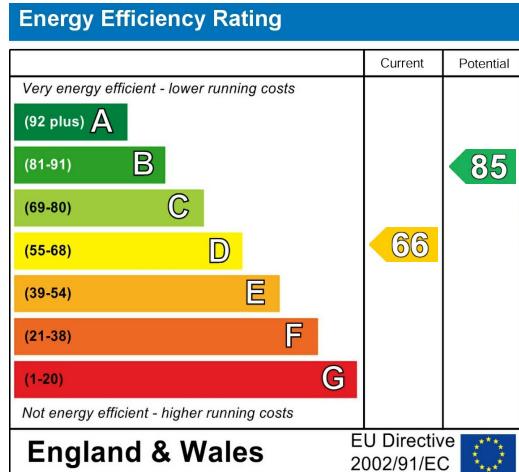
## **Bathroom**

7'10" x 5'10" (2.41m x 1.78m)



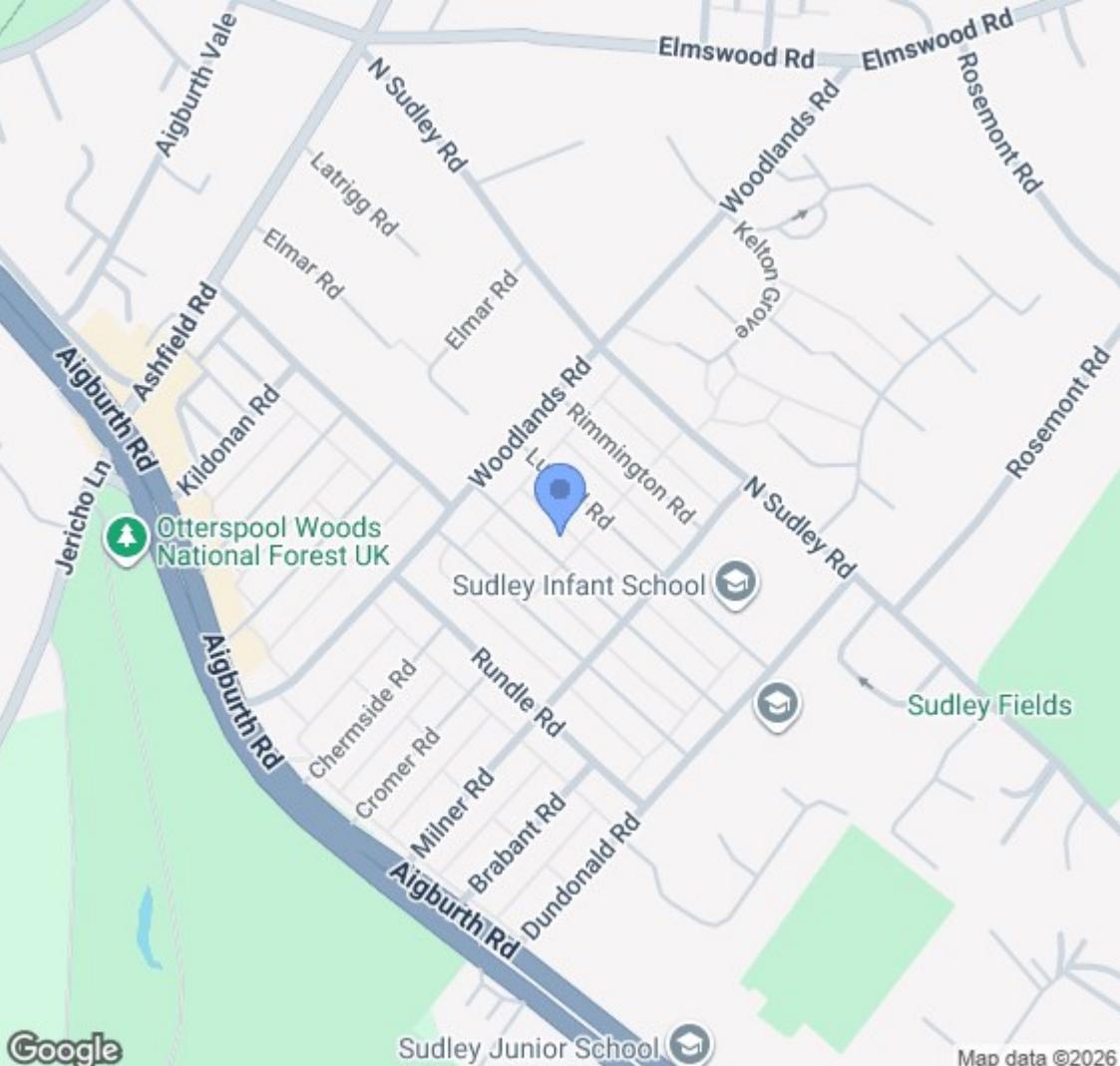
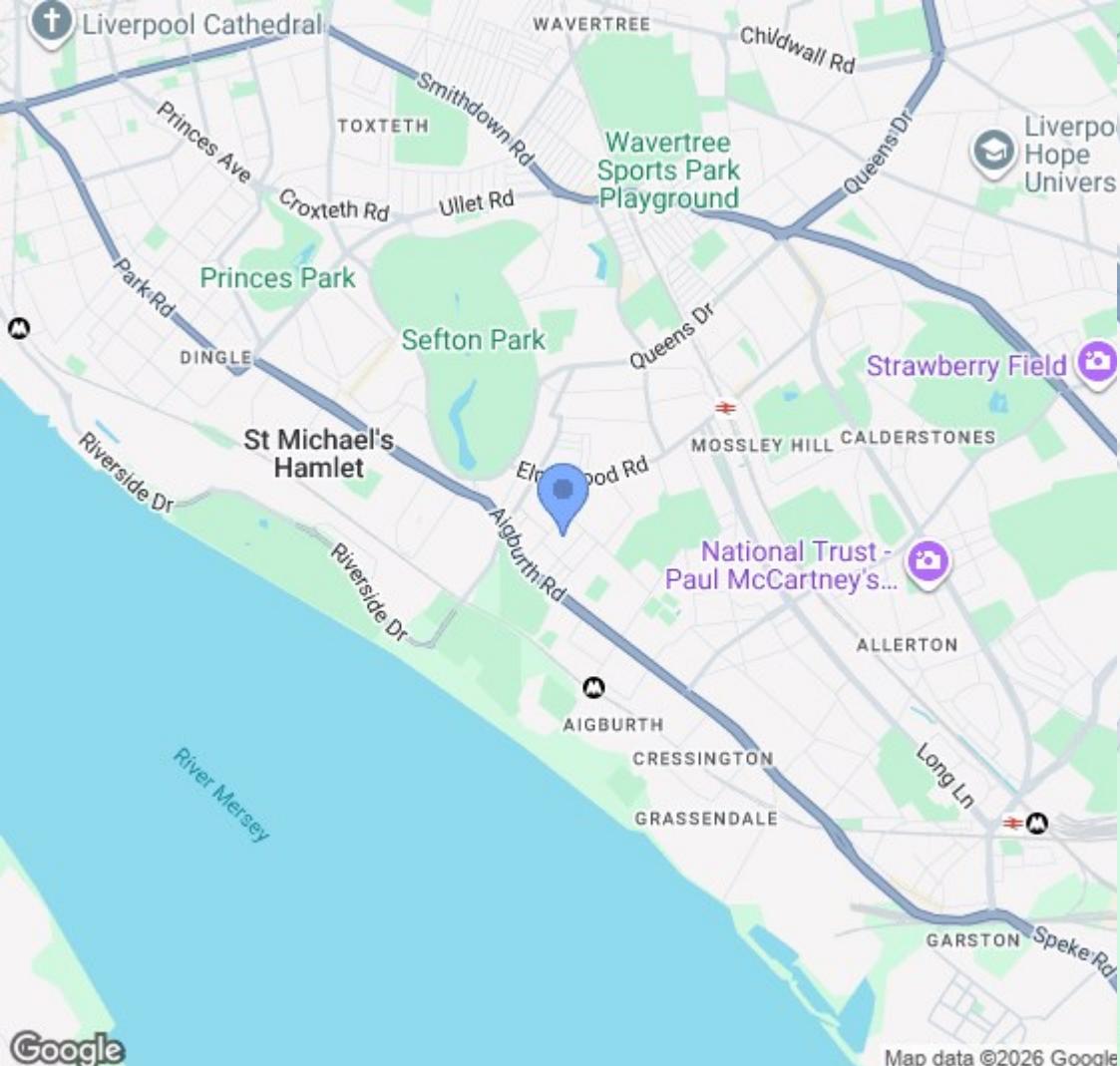


# EPC & Floor Plan



**Ground Floor**  
Approximate Floor Area  
508 sq. ft  
(47.22 sq. m)

**First Floor**  
Approximate Floor Area  
508 sq. ft  
(47.22 sq. m)



## Location Map

# Constables

S A L E S & L E T T I N G S

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