




Constables
SALES & LETTINGS

Wingate Road

Aigburth, Liverpool

£265,000



Offered for sale with no 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 room 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.



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- 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

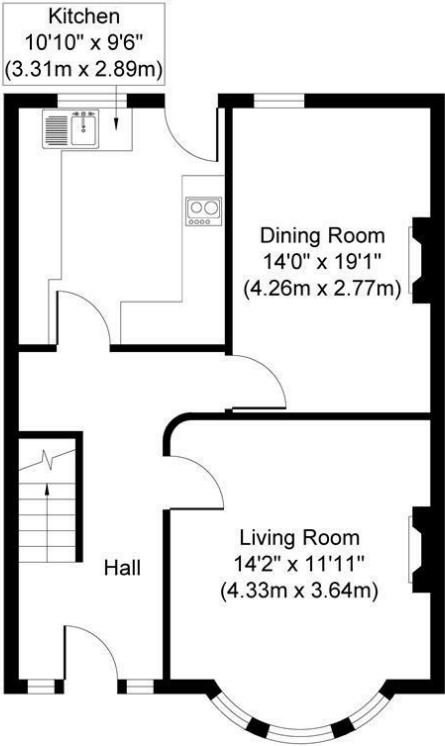
7'10" x 5'10" (2.41m x 1.78m)



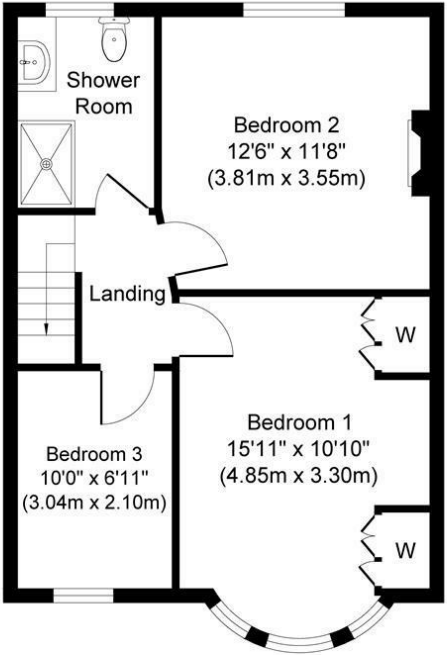


EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>66</div>	<div>85</div>
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

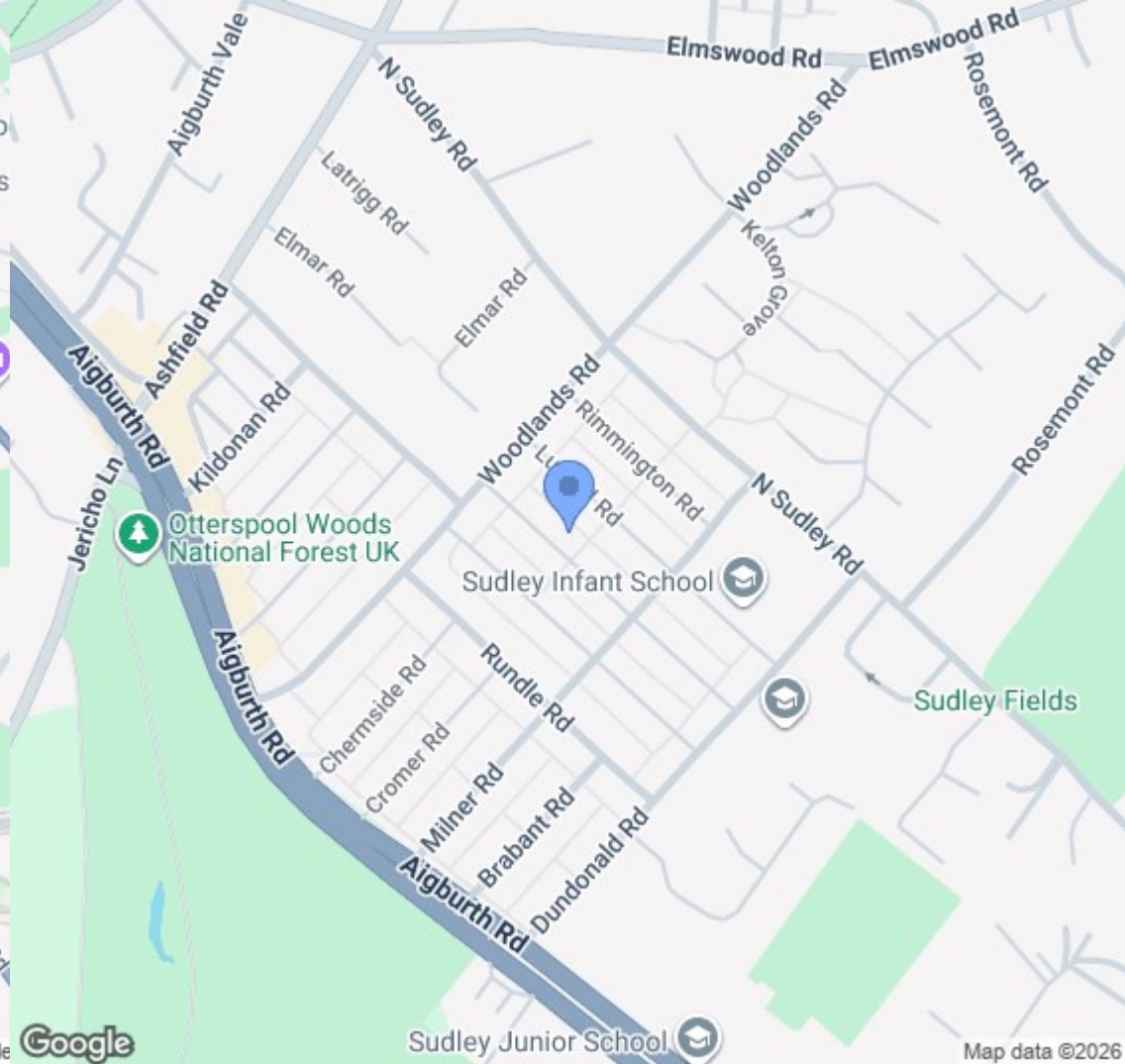
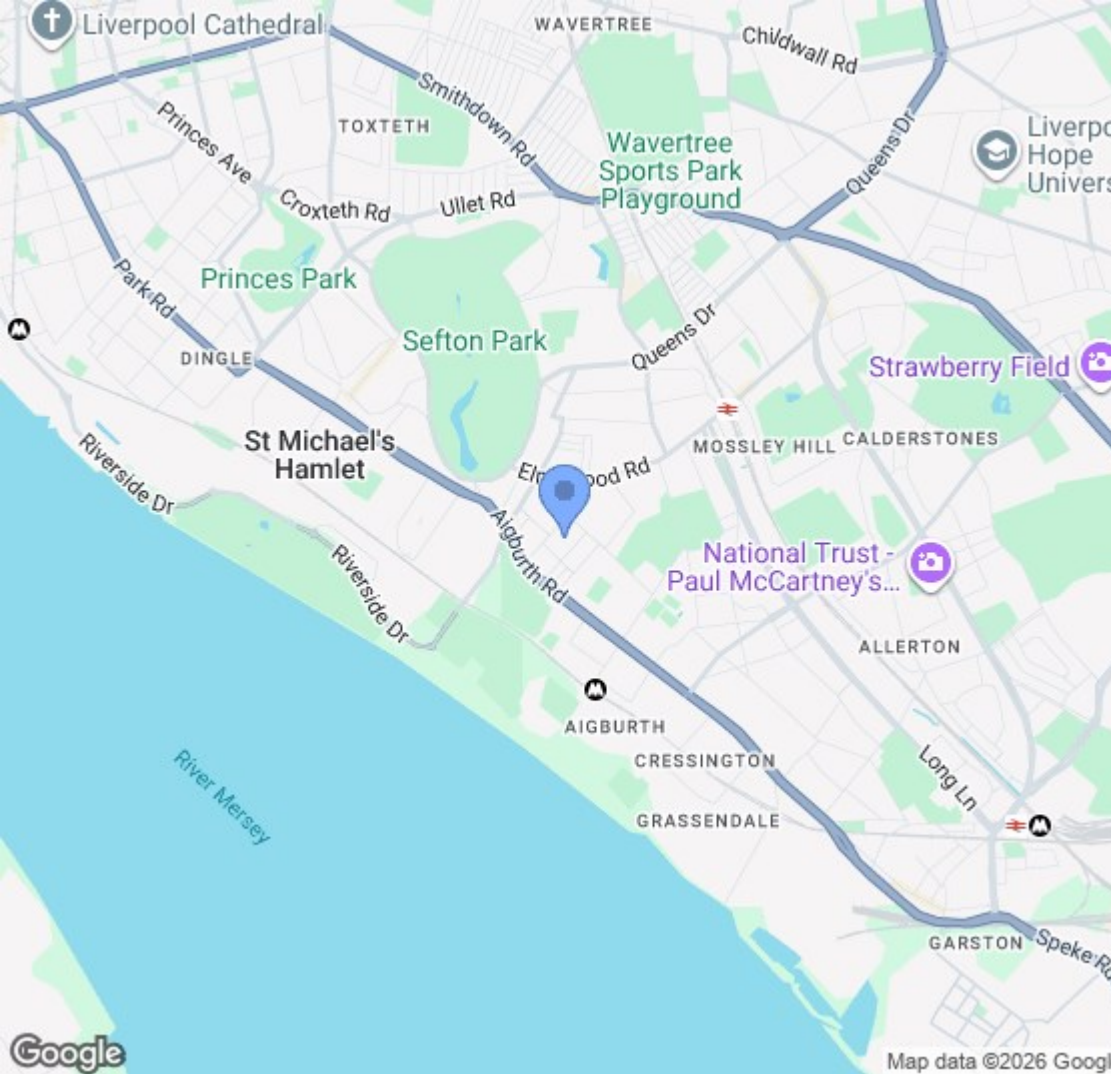


Ground Floor
Approximate Floor Area
508 sq. ft
(47.22 sq. m)



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





Location Map

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