



## 25 St. Michaels Church Road

, Liverpool, L17 7BD

**Offers in excess of £300,000**



Situated on the highly desirable St Michael's Church Road in the heart of Aigburth, this impressive larger-than-average three-bedroom Victorian mid-terrace home offers generous living accommodation, character features, and an exceptional location.

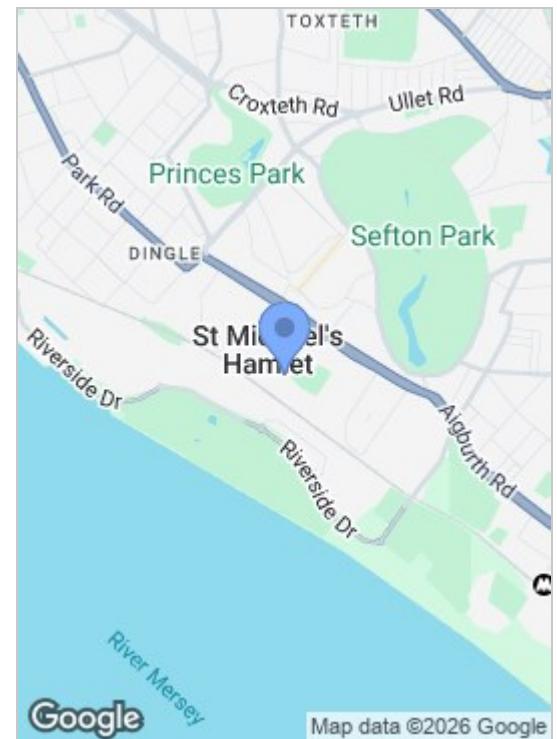
The property lies within the catchment area for several highly regarded schools and is ideally placed for everyday amenities, excellent transport links, and the vibrant atmosphere of Lark Lane, renowned for its wide selection of independent shops, cafés, bars, restaurants, and eateries.

On entering the property, you are welcomed into an inviting entrance foyer, setting the tone for the charm found throughout. The ground floor offers bright, open, and flowing living space, with well-proportioned reception rooms leading through to a dining area featuring a character log burner, creating a warm and stylish focal point ideal for both entertaining and everyday living.

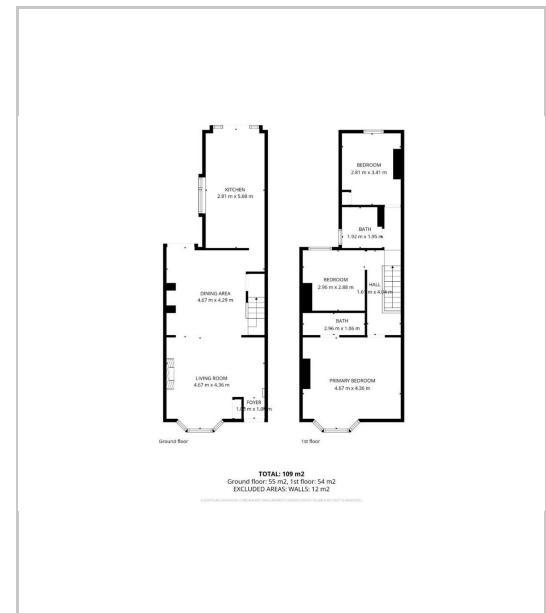
To the rear, a large and contemporary kitchen provides ample workspace and storage and benefits from integrated appliances, finished in a modern and tasteful style while retaining a wonderful sense of light and space.



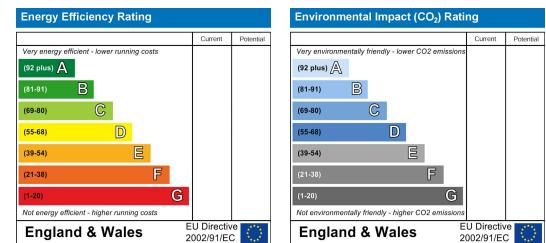
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

82 Coronation Road, Crosby, Liverpool L23 5RH

**Tel:** 0151 909 3003  
**Email:** crosby@abode.group.co.uk  
**Web:** www.abode-group.co.uk

6 Allerton Road, Mossley Hill, Liverpool, L18 1LN

**Tel:** 0151 601 3003  
**Email:** allerton@abode-group.co.uk  
**Web:** www.abode-group.co.uk

2 Chapel Lane, Formby, Liverpool, L37 4DU

**Tel:** 01704 827 402  
**Email:** formby@abode-group.co.uk  
**Web:** www.abode-group.co.uk