



27 Brabant Road, Liverpool
Liverpool

£325,000



- Fantastic Four Bedroom Mid Terrace Property
- Located In The Desirable Suburb Of Aigburth
- Well-Proportioned & Brimming With Potential
- Hall, Bay-Fronted Living Room & Dining Room
- Kitchen, Utility & Ground Floor Shower Room
- Four Bright & Substantially Sized Bedrooms
- Contemporary Three-Piece Family Bathroom
- Low-Maintenance Enclosed 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.

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Enjoying a prime location on Brabant Road in the highly sought-after suburb of Aigburth, L17, is this fantastic four bedroom mid terrace property, welcomed to the sales market courtesy of appointed agents Move Residential. Boasting generous and well-maintained living proportions which showcase a plethora of charming original features throughout, this promises to make a fantastic canvas for a lucky buyer to put their own stamp on. You are greeted into the property by an inviting entrance hall, leading through to a spacious lounge which enjoys a bay window flooding the space with natural light, offering a welcoming setting to relax and unwind. This is followed by a substantial second reception room, ideal as a formal dining space, and then a modern fitted kitchen. Continuing through you will find a convenient utility room and concluding the ground floor is a family shower room.

Ascending to the first floor, you will discover three generously sized double bedrooms, and a well-proportioned single room, each receiving plenty of daylight, accompanied by a contemporary style three-piece family bathroom suite.

Externally, the property further benefits from a low-maintenance enclosed yard to the rear, providing the ideal outdoor spot for enjoying al-fresco dining during the warmer months.

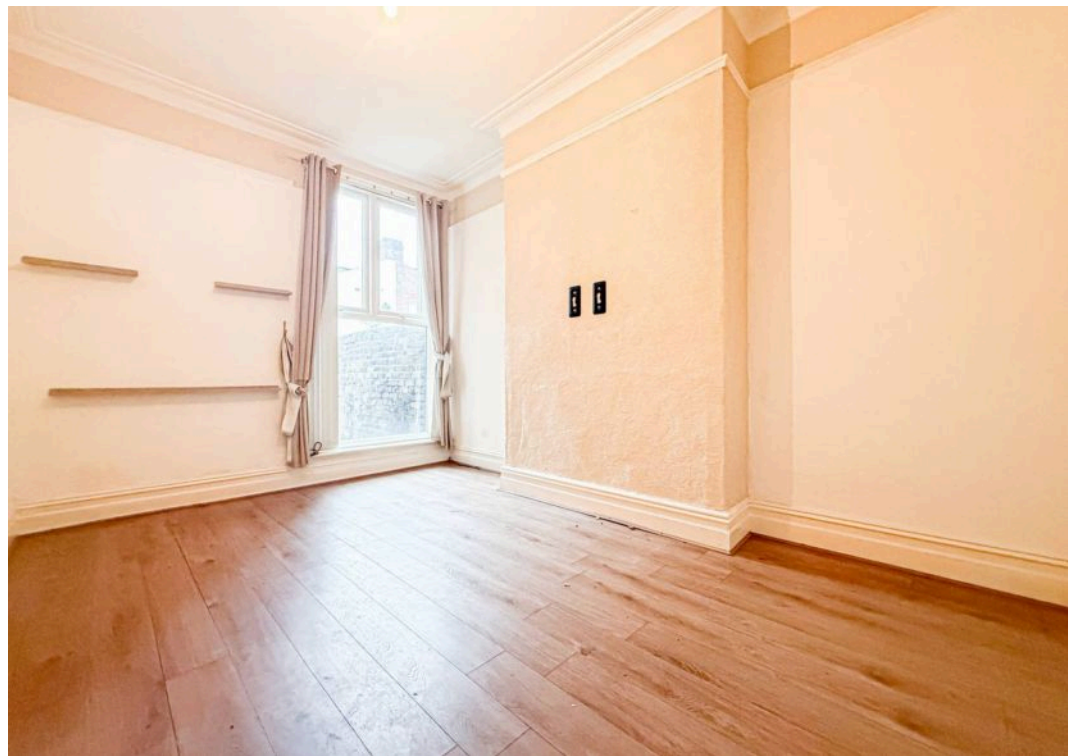
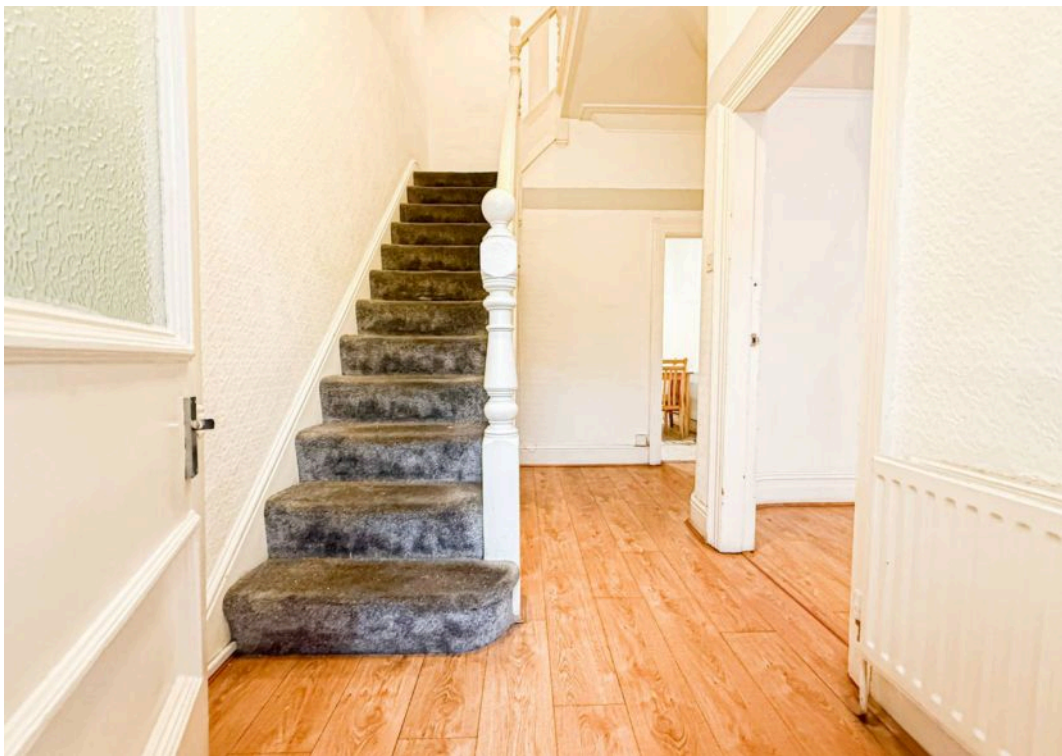
Council Tax band: B

Tenure: Freehold

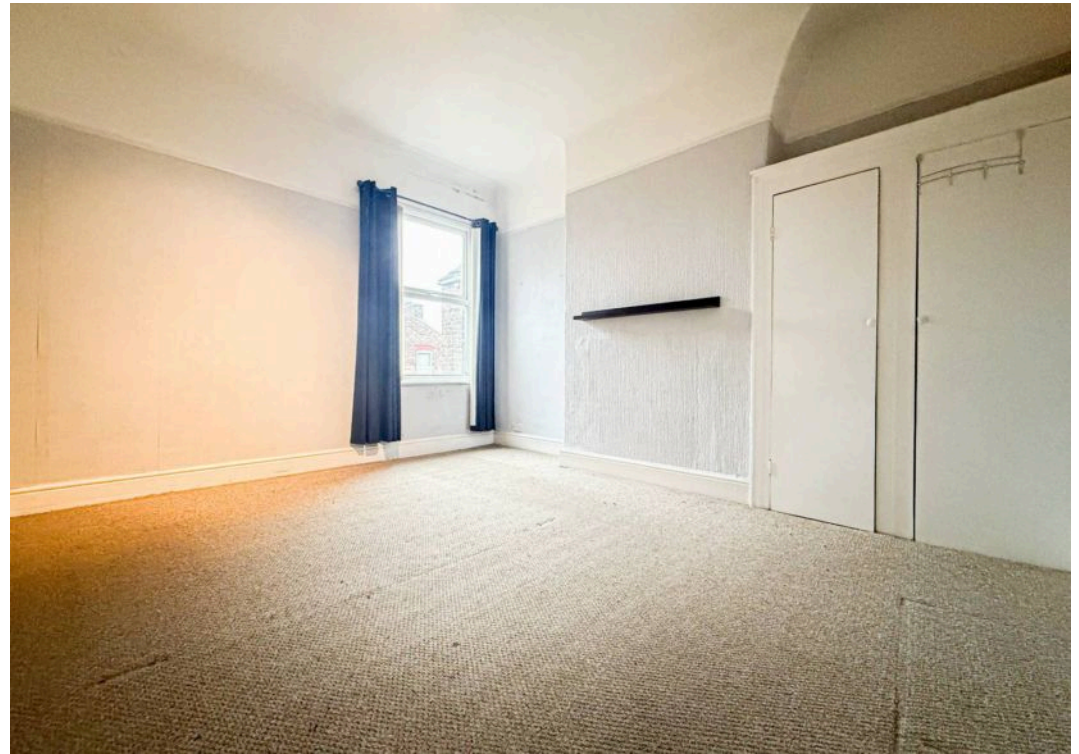
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



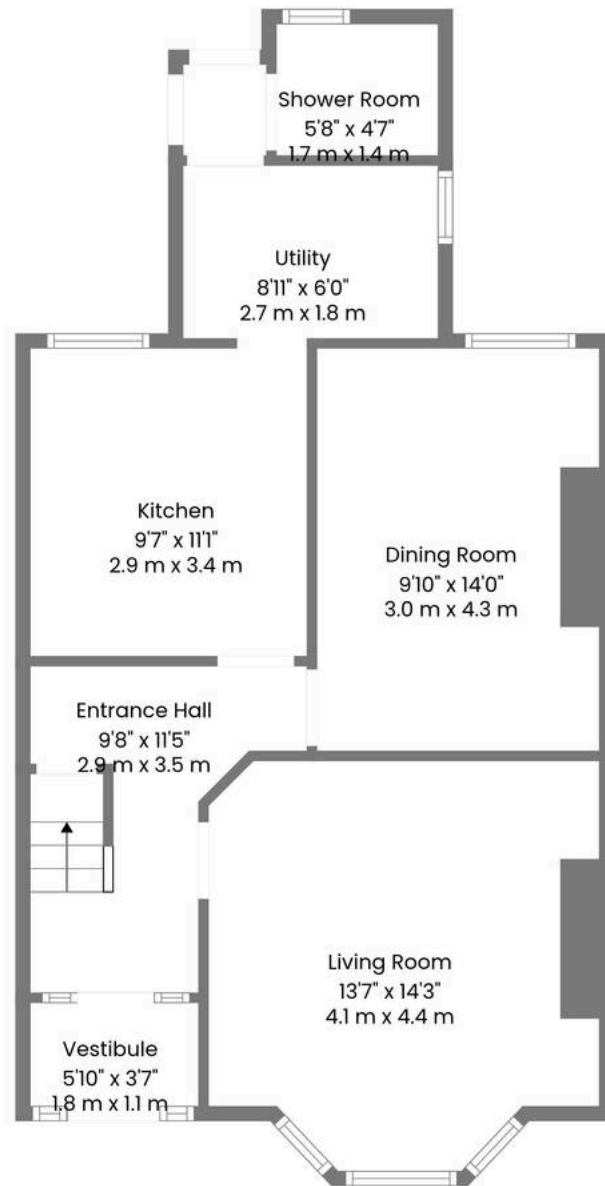




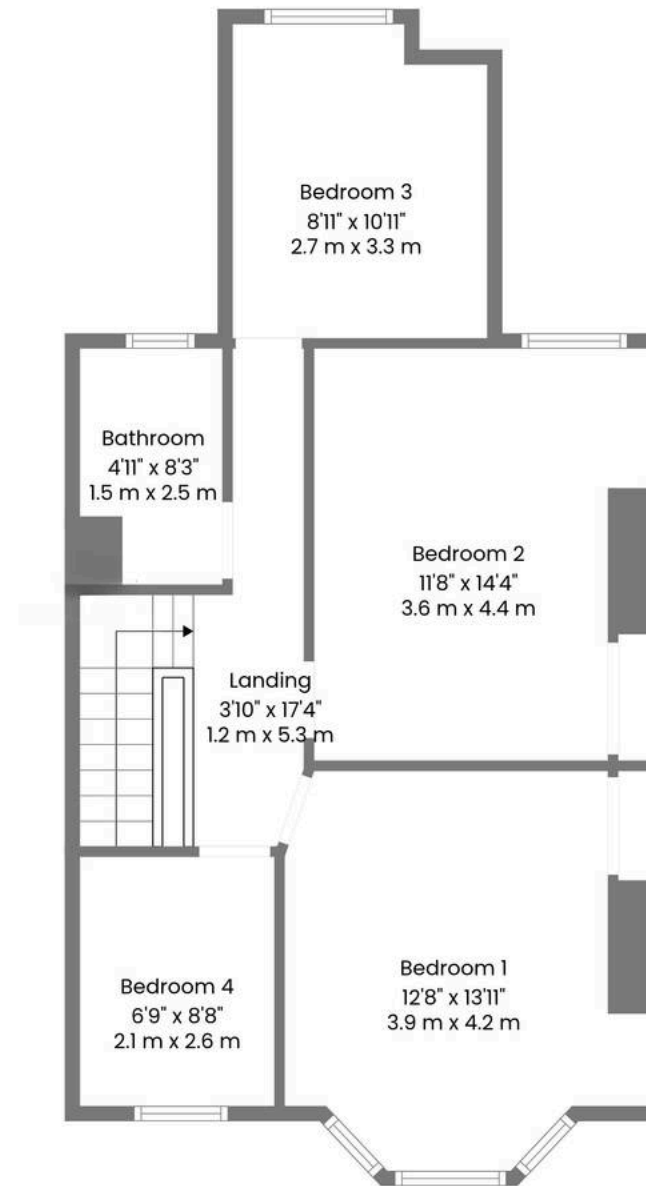








1st Floor



2nd Floor

TOTAL: 1182 sq. ft, 110 m²

1st floor: 579 sq. ft, 54 m², 2nd floor: 603 sq. ft, 56 m²

EXCLUDED AREAS: UTILITY: 54 sq. ft, 5 m², UNDEFINED: 30 sq. ft, 2 m², WALLS: 119 sq. ft, 12 m²

