



**32 Burdett Street, Liverpool , Merseyside L17 7AT**  
**Offers in excess of £250,000**

**bluerow**  
SALES | LETTINGS | INVESTMENTS



Welcome to this charming and well presented 3 bedroom mid terrace home located in the sought after area of Aigburth. This characterful property boasts an inviting open plan dining area that seamlessly flows into a modern kitchen, which maintains a distinct yet connected feel. The house is really bright and sunny allowing natural light to flood into the front during the morning. The cosy lounge at the front of the house offers a perfect retreat for relaxation.

Upstairs, you will find three generously sized bedrooms and a family bathroom, providing ample space for comfortable living.

Location wise, this property couldn't be better situated. It's within walking distance of the vibrant Lark Lane and the beautiful Sefton Park, offering an array of amenities, leisure activities, and scenic green spaces right on your doorstep.

Additionally, the property benefits from a split-level rear courtyard, which has sun all afternoon into the evening, perfect for outdoor dining and entertaining. The rear isn't overlooked which gives additional privacy and feeling of space. This delightful home combines contemporary living with classic charm, making it an ideal choice for families or professionals alike.

Council tax Band B

**Hallway**

Carpeted flooring throughout, radiator, building in storage cupboard.

**Lounge**

Front facing, Carpeted flooring throughout, double glazed bay window. Original feature fire place.

**Dining room**

Open to kitchen area. Carpeted flooring, radiator, fireplace and patio doors to rear garden.

**Kitchen**

Modern fitted kitchen consisting of wall drawer and base units. part tiles backsplash, Gas oven, extractor, dishwasher and fridge freezer. Door to out house which is tiled with a functional worktop and washing machine. Tiled floor.

**Bedroom One**

Carpeted flooring throughout, radiator, double glazed window. Built in storage.

**Bedroom Two**

Carpeted flooring throughout, radiator, double glazed window. Built in storage.

**Bedroom Three**

Carpeted flooring, double glazed window and wall radiator.

**Garden**

Garden with alley gate access

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



116 Duke Street, Liverpool, Merseyside, L1 5JW  
Tel: 0151 709 9638  
sales@bluerowhomes.co.uk  
www.bluerowlettings.com