

Sefton Park Road, Liverpool L8 3SL



## welcome to

## Sefton Park Road, Liverpool

This attractive Victorian semi-detached property is in pristine condition in a bright sunlit location with secluded rear garden. Close walking proximity to the Georgian Quarter, Sefton Park with its Palm House and Lark Lane's al-fresco cafe culture.

















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## Sefton Park Road, Liverpool

- Stunning 5+ Bedroom Victorian Period Residence
- Built in Circa 1860, beautiful Grade II Listed Building in **Conservation Area**
- Sympathetically restored retaining charm & character ٠ features
- Four spacious reception rooms •
- Rear Double Garage & Off Road Parking to the front • of property

Tenure: Freehold EPC Rating: D Council Tax Band: D





view this property online jonesandchapman.co.uk/Property/ALT123521

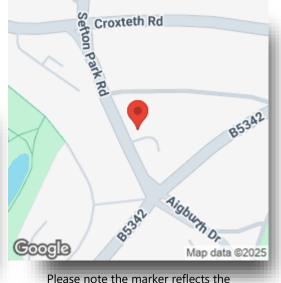


Property Ref: ALT123521 - 0011 would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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postcode not the actual property

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