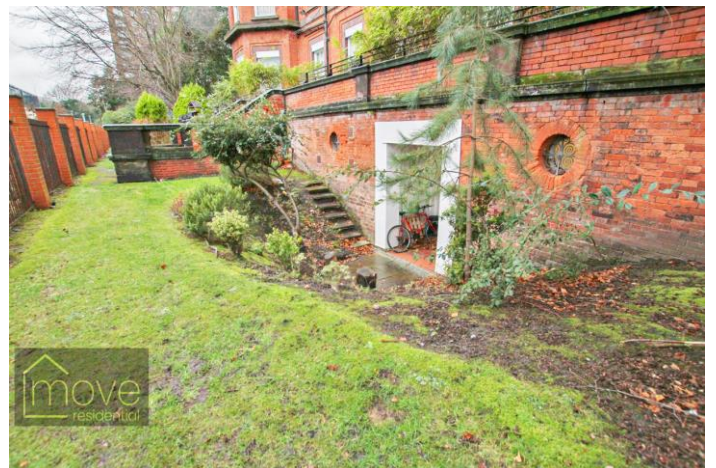




## Ullet Road, Sefton Park, L17 3AT

- Bright and Spacious Two Bedroom Ground Floor Apartment
- Stylish Entrance Hall and Large Open Plan Living Area
- Recently Renovated Fitted Kitchen Diner
- Double Bedroom and Three Piece Family Bathroom
- Situated in the Highly Desirable Area of Sefton Park, L17
- Impressive Property with Exacting Standards Throughout
- Master Double with En suite Shower Room
- Well Maintained Communal Grounds and Private Parking

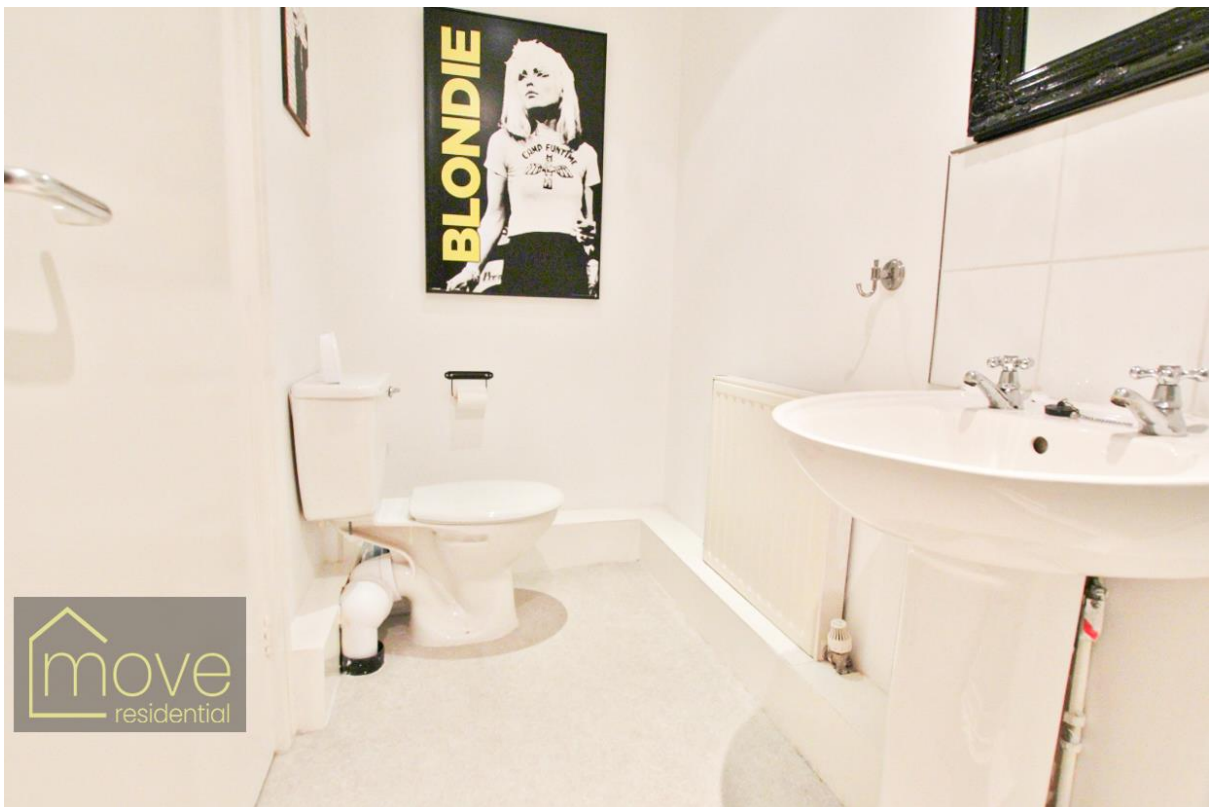


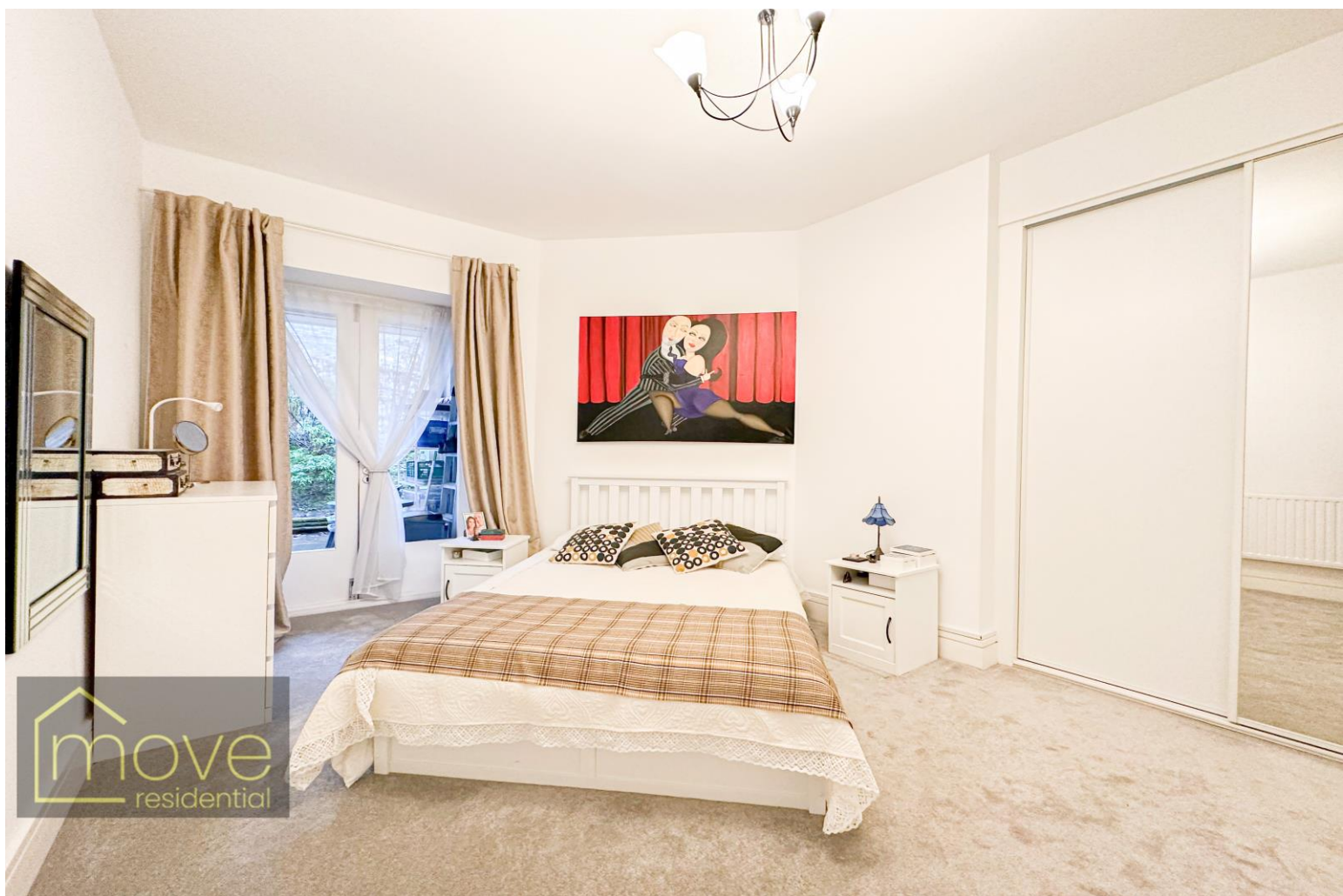
Offers Over £325,000

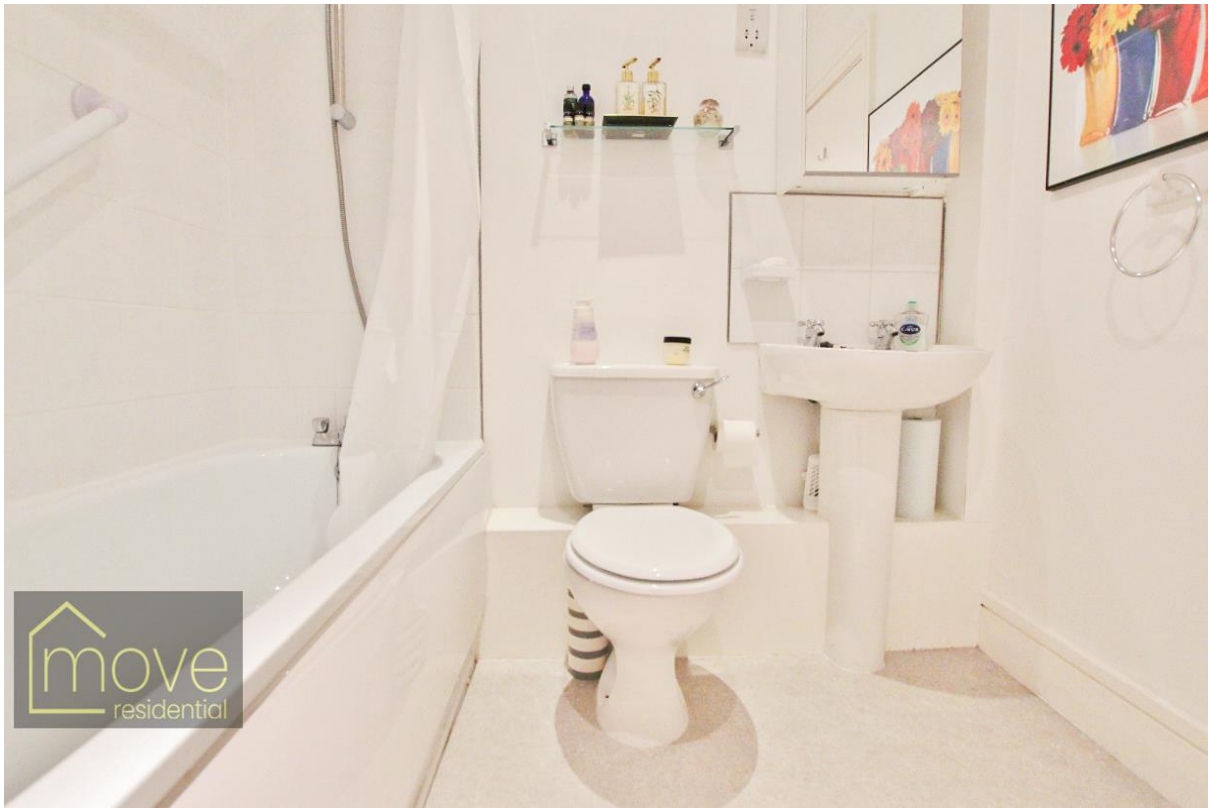
















## **Description**

Situated in the highly sought after area of Sefton Park, is this stunning two bedroom ground floor apartment on Ullet Road in a historic Victorian Mansion, Holt House. Through a private entrance this property has a smart hallway that leads to a substantial lounge/dining area. This modern family living space is complimented by sash windows that allow natural lighting to fill the room and provides an excellent space for relaxing and socialising with guests. Furthermore, there is a beautifully renovated kitchen diner that is completed by stylish wall and base units, modern integrated appliances, contemporary decor and decorative bare brick ceilings. The first of two bedrooms is the master bedroom that comprises an adjoining en suite shower room and features a floor to ceiling sash window that allows an abundance of light to fill the room. The second bedroom is substantial in size and has french doors leading to paved patio area and communal gardens. Additionally, there is a three piece family bathroom that is finished to a good standard and includes a panelled bath with a shower, a wash basin and low-level W.C. Externally this property offers well maintained landscaped surrounds and a private parking space.

## **Location**

Holt House is a grade II listed building located in the heart of the Sefton Park area which covers a massive 235 acres and 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 Margarets and St Hildas 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

**Entrance Hall -**

Timber front door, laminate flooring, alarm panel and radiator.

**Living/Dining Room -22' 11" x 20' 11" (6.98m x 6.37m)**

Timber door to the front elevation, window to the front elevation, laminate flooring and television point.

**Kitchen -12' 0" x 13' 0" (3.65m x 3.96m)**

A range of wall, drawer and base units with complementary work surfaces over, one and a half bowl stainless steel sink, fitted oven and four ring integrated gas hob with an extractor hood over, integrated fridge, freezer, dishwasher and microwave, space and plumbing for a washing machine, wall tiles to splashback areas, exposed brickwork, radiator, porthole window, window to the front elevation and timber door to the communal gardens.

**Bedroom One - 21' 0" x 9' 10" (6.40m x 2.99m)**

Windows to the front elevation, timber door to the front elevation, wall mounted combination boiler, radiator and door to the adjoining en-suite.

**En-suite - 9' 0" x 3' 11" (2.74m x 1.19m)**

A three piece suite comprising a shower enclosure, wash hand basin, low flush WC, partially tiled walls, radiator, spotlights and extractor fan

**Bedroom Two - 15' 0" x 13' 0" (4.57m x 3.96m)**

Timber French doors to the communal gardens and radiator.

**Bathroom - 7' 0" x 6' 0" (2.13m x 1.83m)**

A three piece suite comprising a panelled bath with a showerhead attachment over, wash hand basin, low flush WC, wall tiles to splash back areas, radiator, spotlights and extractor fan.

**Exterior -**

Private allocated parking space to the front elevation along with communal gardens surround.

## EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.