



Bertram Road, Sefton Park, L17 8UE

- One Bedroom First Floor Apartment
- Full of Potential & Generously Sized
- Modern Kitchen with Fitted Units
- Access to Lovely Communal Gardens
- Located in Leafy Suburb of Sefton Park
- Entrance Hall and Spacious Lounge
- Double Bedroom and Shower Room
- Situated in Stunning Converted Building



£140,000







Description

Located on Bertram Road, in the leafy suburban area of Sefton Park, L17, is a stunning converted property which hosts this lovely one bedroom first floor apartment, brought to the sales market by Move Residential. The property boasts generous and well presented living proportions throughout, and is full of potential, ready and waiting to be purchased by a lucky buyer who will put their own personal stamp on it. The property is accessed via a well maintained communal entrance and stairway, with the apartment itself consisting of an entrance hall leading into a spacious lounge area, awash with natural light courtesy of the large arched windows, and a modern kitchen with fitted base units and tiled splashbacks. The sleeping accommodation consists of a spacious double bedroom and completing the interior of the property is a tiled shower room. Residents of the building can enjoy access to the charming communal gardens.

Location

At the heart of this area is Sefton Park which is Grade II listed and 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.

Floor Plan

GROUND FLOOR 483 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA : 483 sq.ft. (44.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 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.