



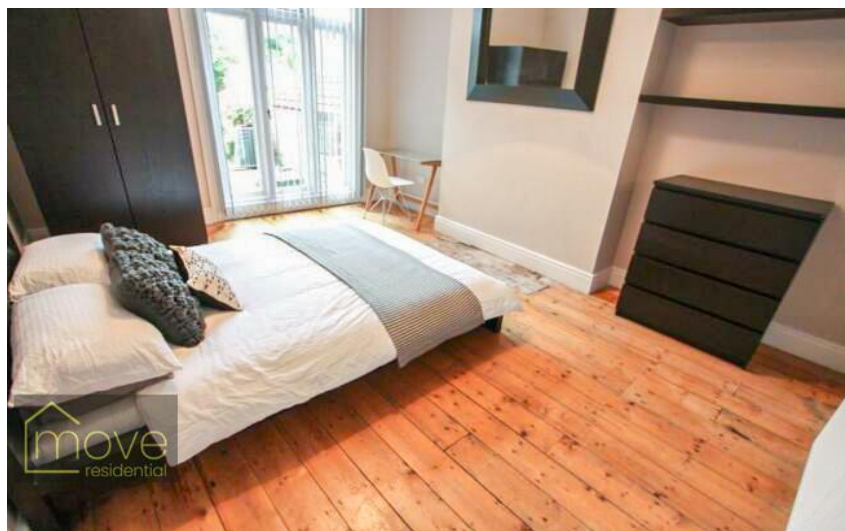
Halkyn Avenue, Sefton Park, L17 2AH

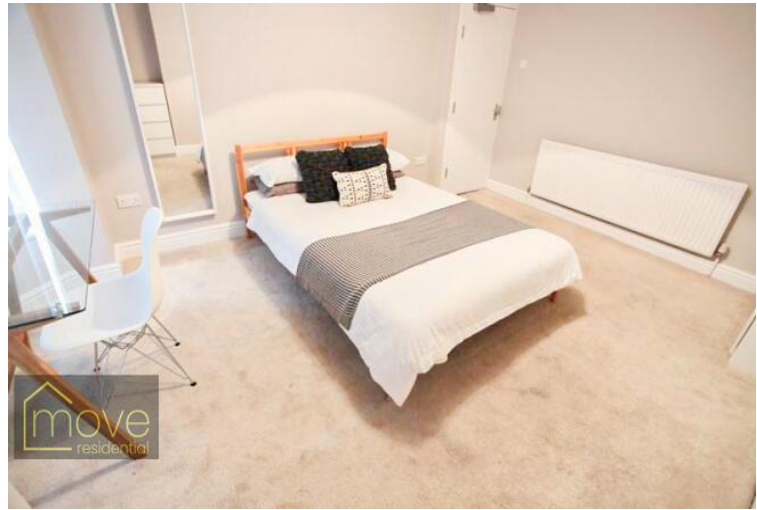
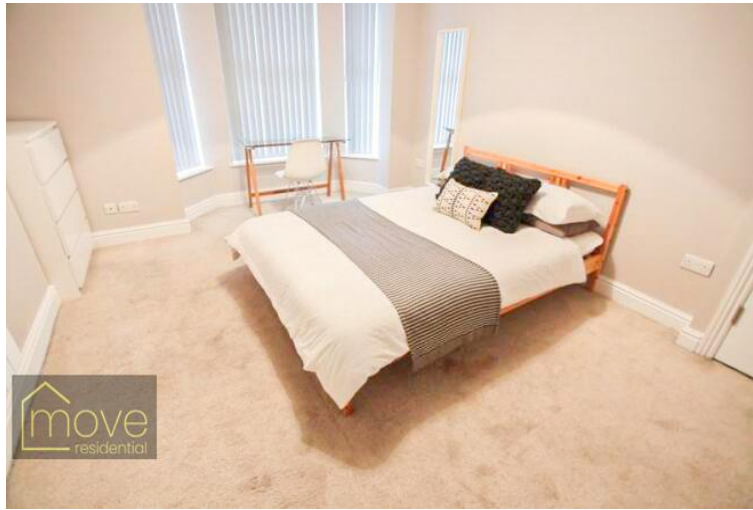
- Fantastic Five Bedroom Mid Terrace Property
- Fully Re-Furnished to High Standard Throughout
- Modern Open Plan Kitchen Diner with Fitted Units
- Well Maintained Large Enclosed Yard to the Rear
- Located in Popular Leafy Suburb of Sefton Park
- Hallway, Two Reception Rooms & Shower Room
- Four Double Bedrooms, Single Room & Bathroom
- Ideal for Both Investors and Residential Buyers



£450,000









Description

Located on Halkyn Avenue within the popular, leafy suburb of Sefton Park, L17, is this impressive five bedroom mid terrace residence, arriving at the sales market courtesy of appointed agents, Move Residential. Having been fully re-furnished in the last two years, the property enjoys generous proportions and well-presented interiors throughout. Currently rented out as a six bedroom property until August 2024, achieving a rental income of £2,550pcm, this is a brilliant opportunity for investors, but will equally appeal to residential buyers with all the potential to be a fabulous family home. An inviting entrance hall is followed by two bright and spacious reception rooms, which lead seamlessly into a modern open plan kitchen diner, featuring an array of stylish fitted base and wall units, with complementary worktops offering plentiful surface space. There is ample room for a substantial dining table to the rear of the space, ideally positioned in front of french doors which offer views and access out into the rear yard, and flood the space with natural light. Completing the ground floor is a convenient downstairs shower room. To the first floor are three generously sized double bedrooms and a spacious single room, along with the contemporary style main bathroom suite. At the pinnacle of the property, the loft room provides the fifth bedroom. Externally, the property further benefits from a large enclosed courtyard to the rear. This well maintained space provides an idyllic spot for enjoying the sun in the warmer months.

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.

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan

Awaiting Image.

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.