

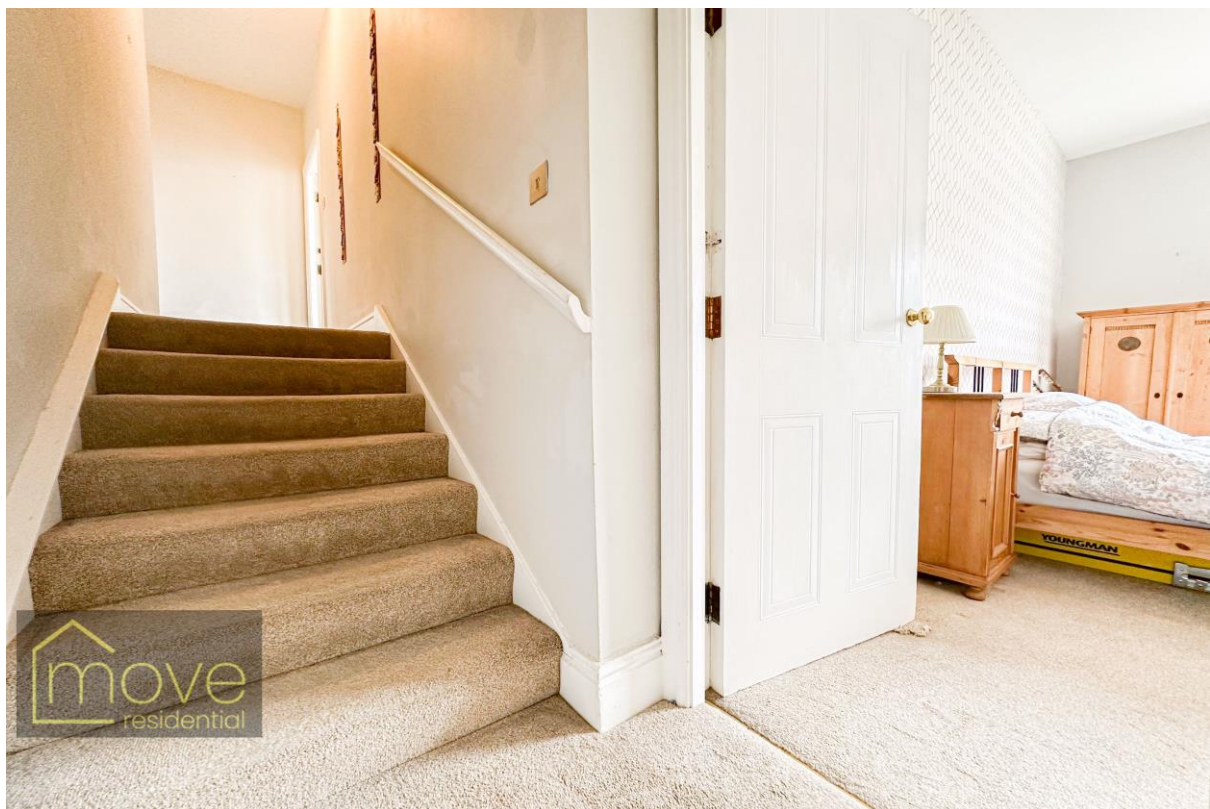


## Marmion Road, Sefton Park, L17 8TU

- Charming Two Bedroom First Floor Apartment
- Spacious & Beautifully Presented Throughout
- Hallway, Bay-Fronted Lounge & Fitted Kitchen
- Luxurious Four-Piece Family Bathroom Suite
- Located in the Desirable Suburb of Sefton Park
- Accessed Via Smart Communal Lobby & Stairs
- Two Bright & Generously Sized Double Rooms
- Large Communal Garden & Off-Road Parking



£220,000



















## **Description**

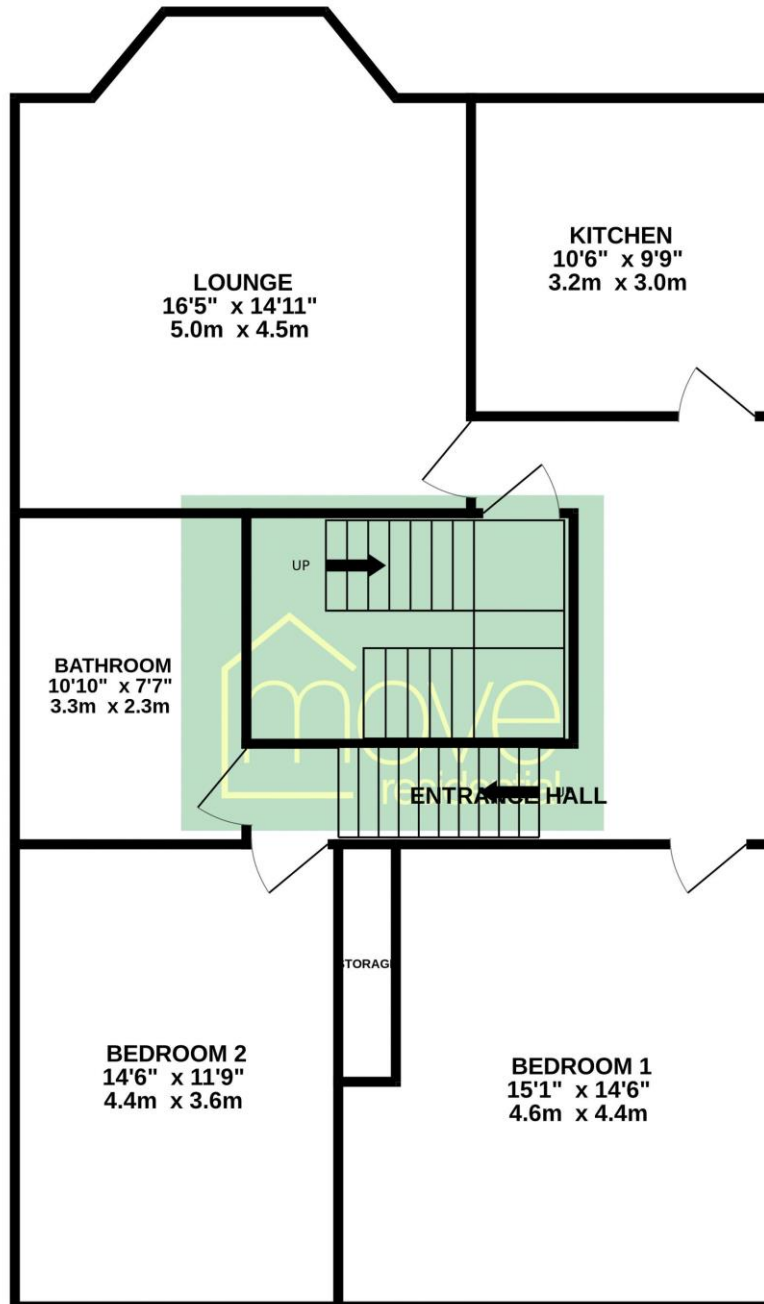
This charming two bedroom first floor apartment, located in the leafy and desirable suburb of Sefton Park, L17, has arrived at the sales market courtesy of Move Residential. Accessed via a well-maintained communal lobby and stairs up to first floor, the property itself offers spacious living proportions throughout, promising to make the perfect future home for a very lucky buyer. Following through the entrance hall you are guided into a beautifully presented lounge boasting a walk-in bay window which bathes the space in natural light. This room enjoys a tasteful neutral décor, which showcases the stripped wooden flooring, ornate high coved ceilings and stunning feature fireplace, presenting a welcoming and elegant space for relaxing with family and friends. This is followed by a modern kitchen, complete with a range of attractive fitted base and wall units, and complementary wood style worktops providing plentiful surface space. The exceptional quality continues through to the sleeping accommodation, which consists of two generously sized and immaculately presented double bedrooms, both receiving plenty of daylight and boasting feature fireplaces. Completing the interior of this gorgeous apartment is a luxurious four-piece family bathroom suite, featuring a spectacular clawfoot bathtub. The property further benefits from access to a communal garden, made up of a lawn and raised decking area, along with secure off-road parking.

## **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  
998 sq.ft. (92.7 sq.m.) approx.



TOTAL FLOOR AREA : 998 sq.ft. (92.7 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+   | <b>A</b>      |             |             |
| 81-91 | <b>B</b>      |             | <b>82 B</b> |
| 69-80 | <b>C</b>      | <b>72 C</b> |             |
| 55-68 | <b>D</b>      |             |             |
| 39-54 | <b>E</b>      |             |             |
| 21-38 | <b>F</b>      |             |             |
| 1-20  | <b>G</b>      |             |             |

### 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.