



Aigburth Drive, Sefton Park, Liverpool L17 4JH

- Beautiful Two Bedroom Top Floor Apartment
- Charming & Beautifully Presented Throughout
- Two Bright & Generously Sized Double Rooms
- Mezzanine Floor Offers Additional Living Space
- Prime Location in Leafy Suburb of Sefton Park
- Hall & Open Plan Kitchen, Living & Dining Area
- Contemporary Fully Tiled Bathroom Suite & WC
- Access to Lovely Communal Gardens & Parking



£250,000













Description

Arriving at the sales market courtesy of Move Residential, is this beautiful two bedroom top floor duplex apartment, enjoying an enviable location on Aigburth Drive in the leafy and desirable suburb of Sefton Park, L17. The property makes an imposing first impression with a sweeping driveway leading up to the stunning converted building which exudes curb appeal, with the apartment itself offering a thoughtfully designed layout and generous living proportions finished to a high standard throughout. The apartment is accessed via a grand communal entrance, with a spindle staircase leading up to the top floor. Upon entering, you are greeted by a spacious and inviting entrance hall which leads through to a beautifully presented open plan kitchen, living and dining area which presents a brilliant social space for relaxing and sharing mealtimes with family and friends. The room enjoys wonderfully high ceilings and is awash with natural light, finished in a neutral tasteful décor with solid wood flooring. The kitchen is complete with a range of modern fitted base and wall units, complementary worktops providing plentiful surface space, and a selection of sleek integrated appliances. The sleeping accommodation continues to impress, comprising of two bright and well-presented double bedrooms finished with plush carpeting. The particularly generous master bedroom has been finished to an impeccable standard and enjoys two huge sash windows, flooding the room with daylight. Accompanying the bedrooms is a contemporary fully tiled family bathroom suite, with a convenient separate WC. Further living space is offered on the mezzanine level, accessed by an eye-catching feature staircase from the reception room. Illuminated by skylights, this bright and airy space offers potential for a multitude of uses, currently being utilised as a gym and office space. Externally, residents can enjoy access to the charming communal gardens, which provide a serene spot for enjoying the sun in the summer months, and communal parking is also available. This unique and characterful apartment is certain to make a wonderful future home for a very lucky buyer.

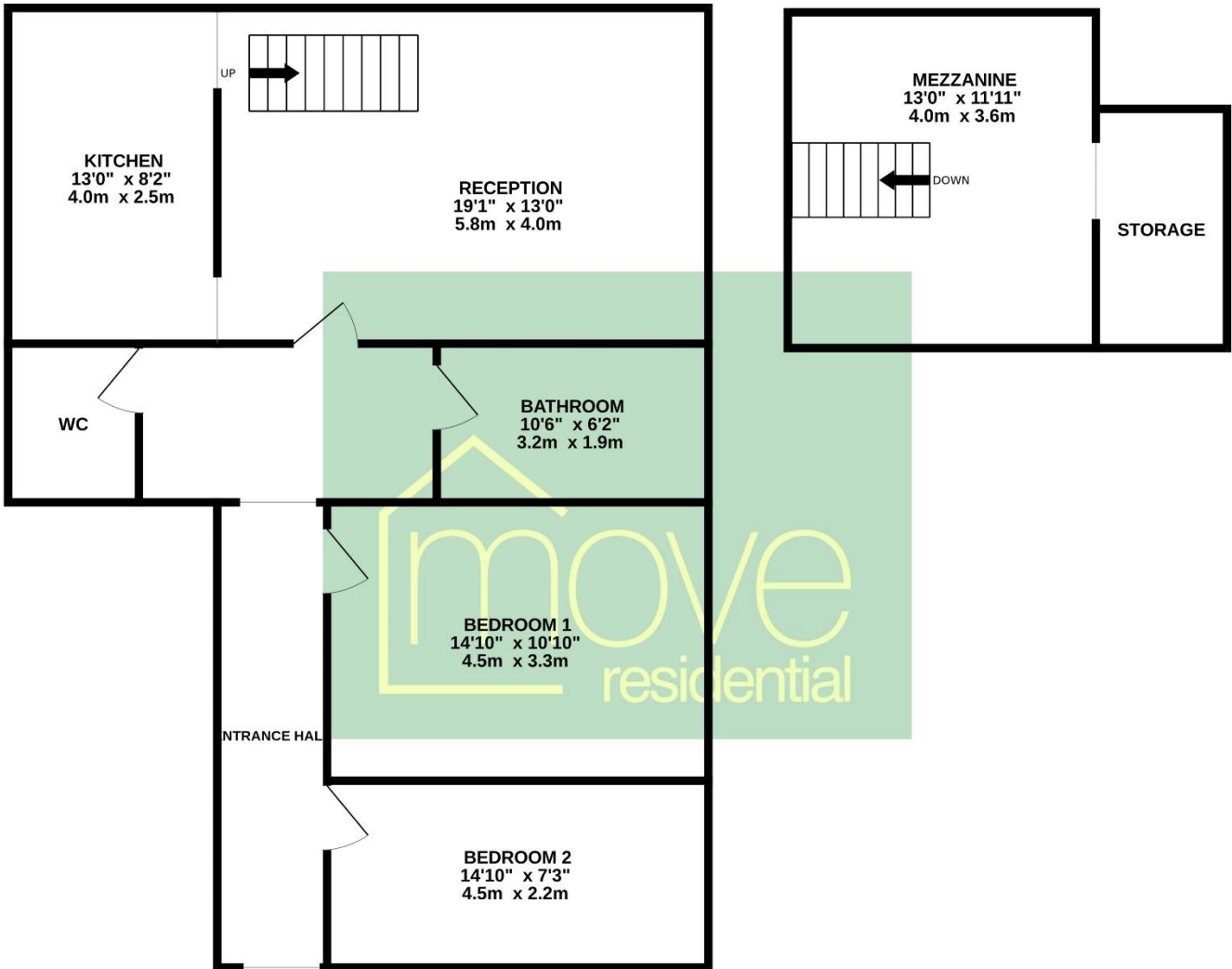
Location

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
866 sq.ft. (80.5 sq.m.) approx.

1ST FLOOR
203 sq.ft. (18.9 sq.m.) approx.



TOTAL FLOOR AREA : 1069 sq.ft. (99.3 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 Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 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.