



## Ullet Road, Sefton Park, Liverpool L17 3AT

- Charming Two Bedroom Triplex Apartment
- Spacious & Beautifully Finished Throughout
- Generously Sized Modern Fitted Kitchen Diner
- Contemporary Three-Piece Family Bathroom
- Located in Desirable Suburb of Sefton Park
- Entrance Hall & Welcoming Reception Room
- Two Well-Proportioned Double Bedrooms
- Communal Grounds & Private Parking Space



Offers Over £250,000













## Description

Situated in the leafy and desirable suburb of Sefton Park, L17, is this charming two bedroom triplex apartment, located on Ullet Road in a historic Victorian Mansion, Holt House. Accessed by a grand staircase or lift from the well-maintained communal area, the apartment itself offers spacious and beautifully presented accommodation throughout, promising to make a fabulous future home for a very lucky buyer. You are greeted into the apartment by an inviting entrance hall which leads through to a spacious reception room, flooded with natural light courtesy of three huge windows. Finished in a neutral tasteful decor featuring attractive wood style flooring, this presents a welcoming space to relax and unwind. This is followed by a substantially sized modern kitchen diner which is complete with a range of fitted base and wall units and complementary worktops providing plentiful surface space. With ample room to accommodate a dining table and an eye-catching arched window, this offers a brilliant sociable space for enjoying mealtimes. Continuing to the first floor, you will discover the first of two generously sized double bedrooms, both finished to an excellent standard featuring plush carpeting. The first bedroom enjoys velux windows illuminating the space in daylight, whilst exposed wooden beams exude character, Accompanying this is a contemporary style three-piece family bathroom suite. The second bedroom is located at the pinnacle of the property on the second floor, completing the interior of this lovely home. Externally, residents can enjoy access to the delightful landscaped communal grounds, and the property further benefits from a private parking space.

## 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 Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E	49 E	
21-38	F		
1-20	G		

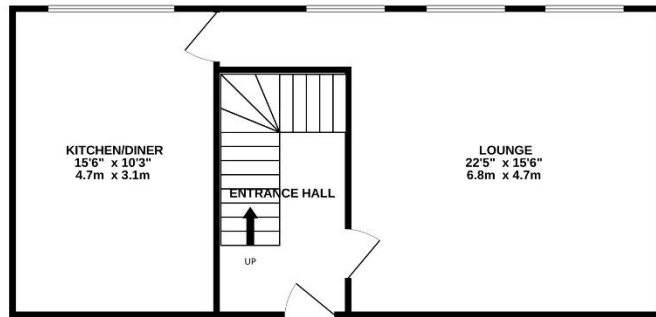
## Additional Information

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.



# Floor Plan

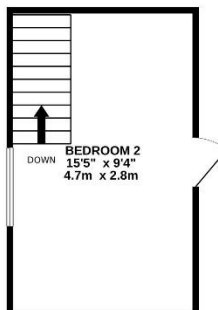
GROUND FLOOR  
512 sq.ft. (47.6 sq.m.) approx.



1ST FLOOR  
460 sq.ft. (42.7 sq.m.) approx.



2ND FLOOR  
143 sq.ft. (13.3 sq.m.) approx.



TOTAL FLOOR AREA : 1115 sq.ft. (103.6 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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