

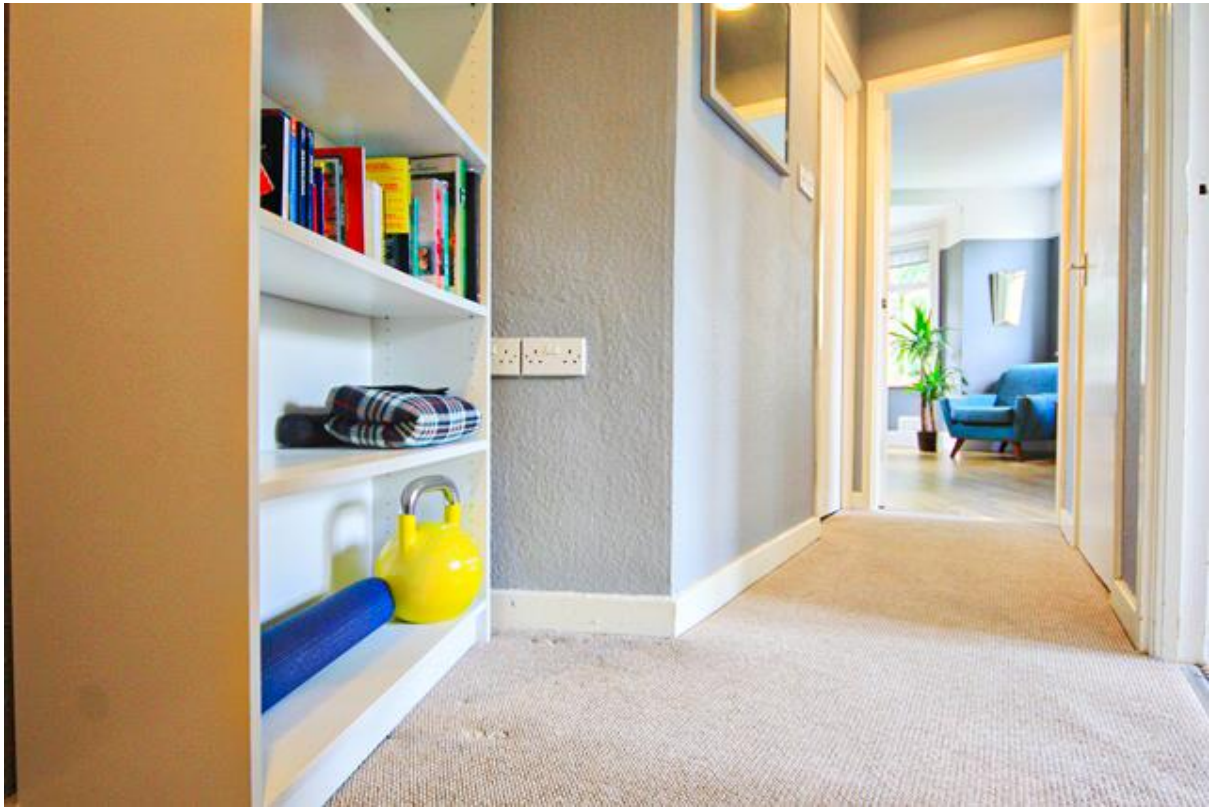


Ullet Road, Sefton Park, Liverpool, L17 3BP

- Delightful One Bedroom Top Floor Apartment
- Well-Proportioned & Maintained Throughout
- Generous Open Plan Kitchen & Living Space
- Contemporary Three-Piece Family Bathroom
- Prime Location in Leafy Suburb of Sefton Park
- Accessed Via Communal Entrance & Staircase
- Bright & Substantially Sized Double Bedroom
- Communal Gardens & Private Parking Space



£130,000







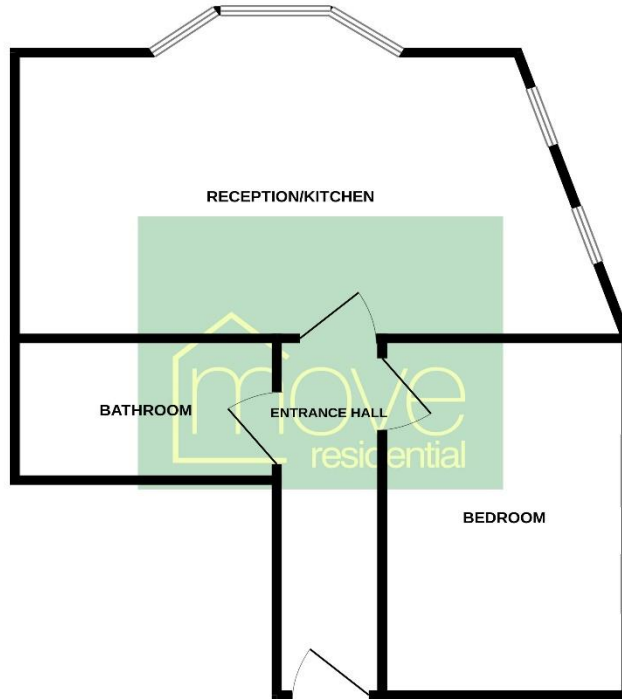
Description

Enviably located in the leafy and desirable suburb of Sefton Park, L17, is this lovely one bedroom top floor apartment found within in a stunning building on Ullet Road. Boasting spacious and modern accommodation throughout, this promises to make an ideal purchase for first time buyers looking to get on the property ladder. Accessed via a well-maintained communal entrance and stairs, you are greeted into the apartment itself by an inviting entrance hall leading through to a generously sized open plan kitchen and living area. The sitting area is awash with natural light courtesy of a bay window and features an attractive wood style laminate flooring, presenting a welcoming space to relax and enjoy mealtimes with family and friends. The modern kitchen is complete with a range of fitted base and wall units, plentiful surface space and an integrated electric oven and gas hob. There is a bright and substantial double bedroom and adding the finishing touch to this charming apartment is a contemporary style three-piece family bathroom suite. Externally, residents can enjoy the beautifully maintained communal gardens, and the property further benefits from an allocated 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.

Floor Plan



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		80 C
55-68	D		
39-54	E	42 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.