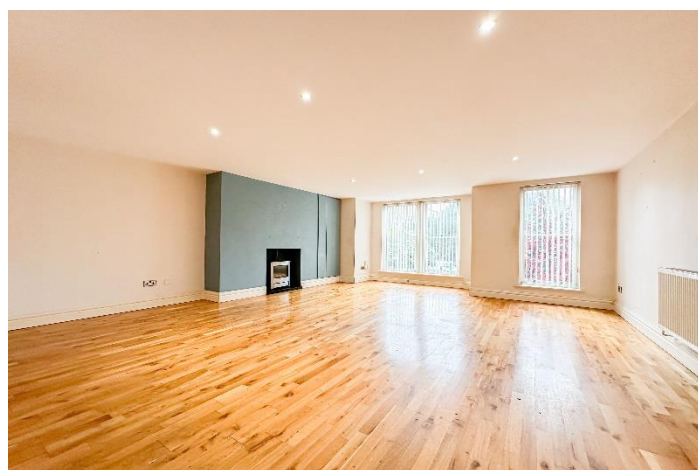




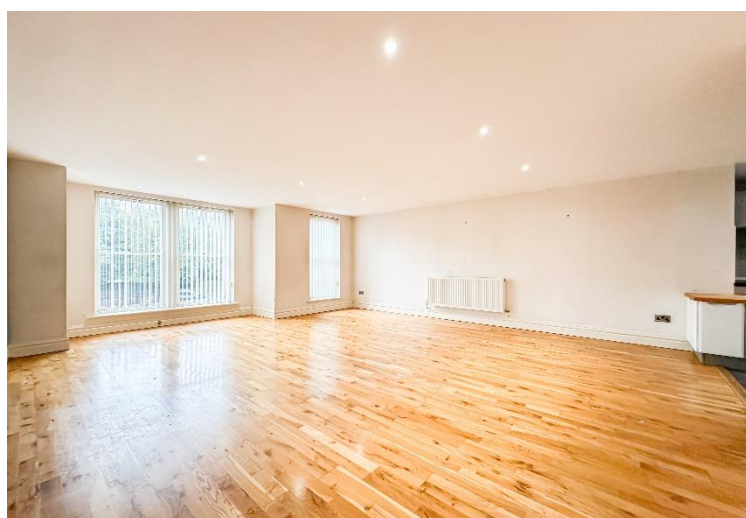
Parkfield Road, Aigburth, Liverpool, L17 8UJ

- Lovely Three Bedroom First Floor Apartment
- Well-Proportioned & Presented Throughout
- Modern Kitchen with Integrated Appliances
- Ensuite to Master & Family Bathroom Suite
- Located in Sought-After Suburb of Aigburth
- Entrance Hall & Welcoming Reception Room
- Two Double Bedrooms & Large Single Room
- Secure Allocated Off-Road Parking Space



£280,000













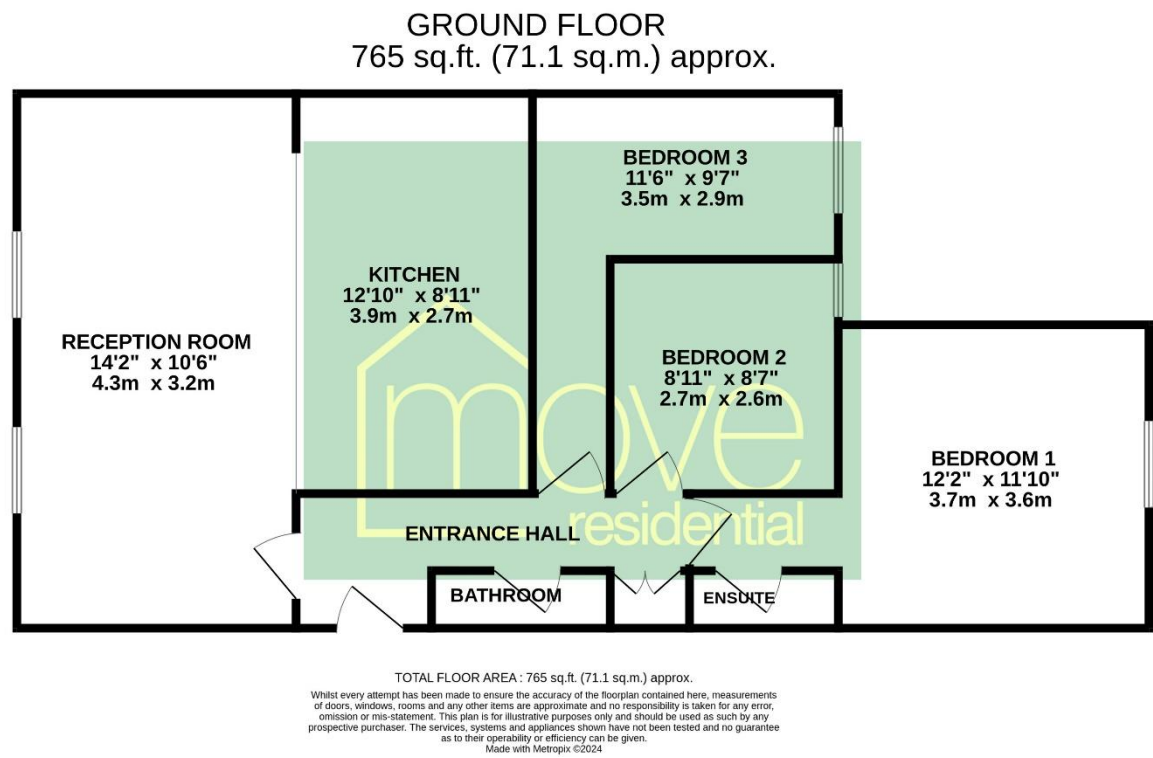
Description

This modern three bedroom first floor apartment, situated within a beautiful building on Parkfield Road in the highly sought-after suburb of Aigburth, L17, is introduced to the sales market by appointed agents Move Residential. Offering generous and well-presented living proportions throughout, this promises to make a fantastic future home for a lucky buyer. Accessed via a well-maintained communal entrance, you are greeted into the apartment by an inviting entrance hall which leads through to a spacious open plan kitchen and living area. The living space is awash with natural light courtesy of two floor to ceiling sash windows and enjoys an attractive wood style flooring, presenting a fantastic social space for relaxing and enjoying mealtimes. The kitchen is complete with a range of fitted base and wall units, complementary worktops and a selection of integrated appliances. The sleeping accommodation consists of two generously sized double bedrooms and a well-proportioned single room. The master bedroom enjoys the added luxury of a deluxe ensuite bathroom, and completing the interior of the apartment is a contemporary style three-piece family bathroom suite. Externally residents further benefit from a secure allocated off-road parking space.

Location

Aigburth is a genuinely varied area of Liverpool with plenty of local character, popular with students, investors, professionals and families. Property largely consists of traditional terraced housing (of all sizes) but with some large Victorian villas around Sefton Park and apartments (both purpose built and converted) appealing to both the buying and rental market. At the heart of the area is Sefton Park, Grade II listed and covering a massive 235 acres it 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 Margaret's and St Hilda's 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



EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	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.