



Linnet Lane, Aigburth, Liverpool, L17 3BE

- Stunning One Bedroom Top Floor Duplex Apartment
- Opportunity Not To Be Missed For First Time Buyers
- Entrance Hall, Lounge & Stylish Fitted Kitchen Diner
- Separate WC & Generously Sized Mezzanine Level
- Enviably Located In The Leafy Suburb Of Sefton Park
- Generously Proportioned & Immaculately Presented
- Beautifully Finished Double Bedroom With Ensuite
- Off-Road Parking & Access To Communal Gardens

£220,000

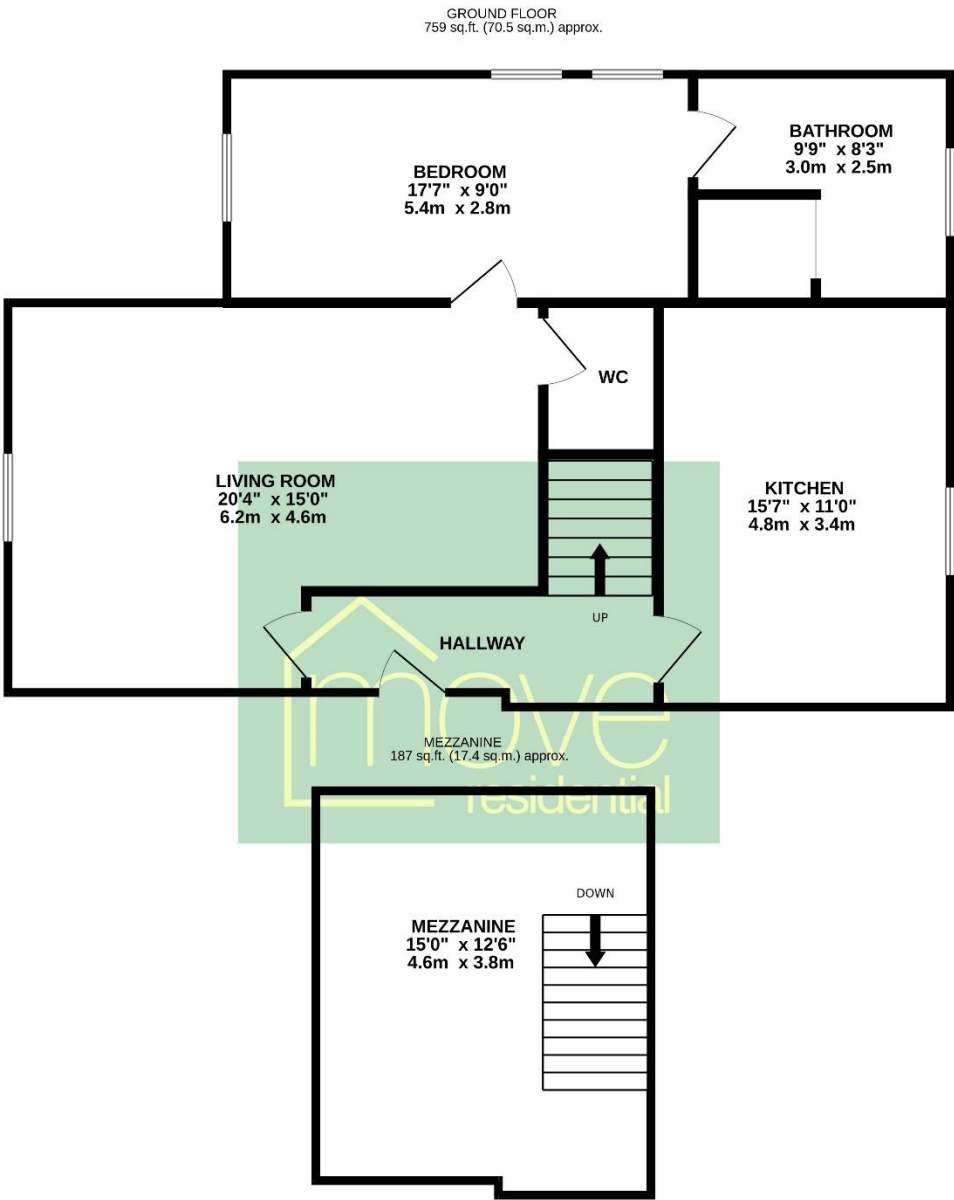
Description

Arriving at the sales market courtesy of Move Residential is this stunning top floor one bedroom duplex apartment, enjoying an enviable location in the leafy and desirable suburb of Sefton Park, L17. Boasting well-proportioned and immaculately presented accommodation over two floors, this presents an opportunity not to be missed 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 which leads through to a bright and spacious lounge. Beautifully finished in a fresh contemporary décor featuring attractive wood style flooring, this presents a welcoming and stylish space to relax. Opposite is a substantial kitchen diner which is certain to impress, complete with a range of sophisticated fitted base and wall units, complementary worktops providing plentiful surface space, and a selection of sleek integrated appliances. With ample room to accommodate a dining table, this presents a fantastic social space for cooking in company and enjoying mealtimes. The sleeping accommodation consists of a spacious double bedroom which is impeccably presented boasting plush carpeting, and enjoys the added luxury of a deluxe ensuite bathroom featuring a luxurious free-standing bathtub and chic marble pattern tiling to the walls and floor. There is a convenient separate WC, and completing the interior of this fabulous apartment is a sizable mezzanine level which offers potential for a wide variety of uses. Externally the property benefits from ample off-road parking and access to the delightful communal gardens.

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



TOTAL FLOOR AREA : 946 sq.ft. (87.9 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

Awaiting Image.

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.