



Greenbank Drive, Sefton Park, Liverpool L17 1AN

- Exquisite Four Bedroom Second Floor Apartment
- Full Of Character With Striking Original Features
- Showstopping Dining Room / Fourth Bedroom
- Sensational Three-Piece Family Bathroom Suite
- Enviably Location In Leafy Suburb Of Sefton Park
- Entrance Hall, Stunning Lounge & Fitted Kitchen
- Two Spacious Double Bedrooms & Large Single
- Communal Grounds & Allocated Parking Spaces



£450,000

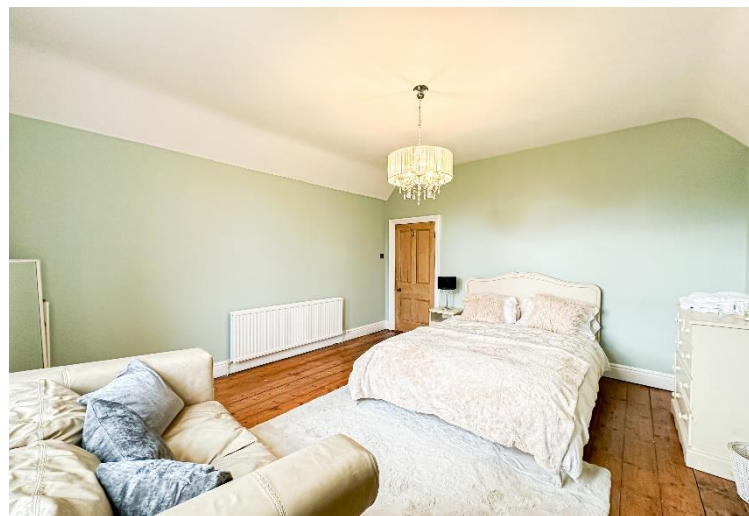


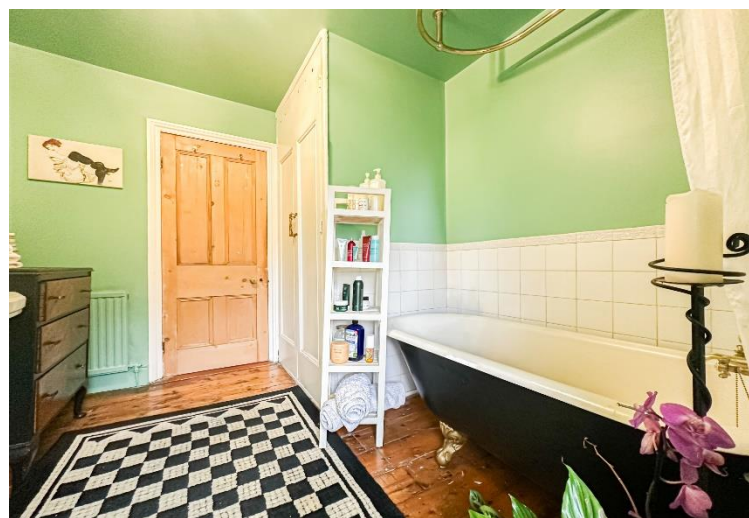
















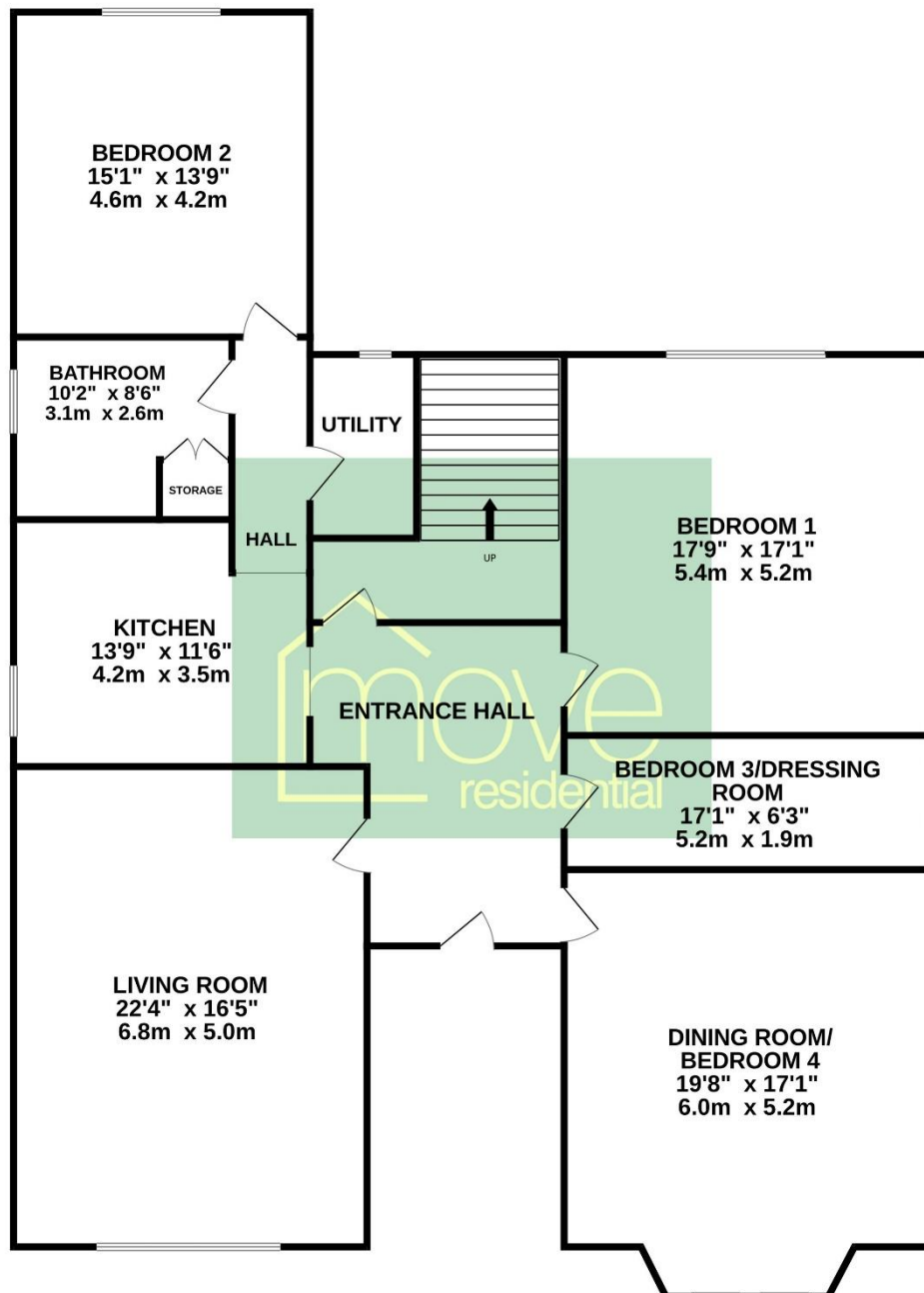
Description

Those searching for a property with character should look no further than this exquisite four bedroom apartment, situated within an imposing building in the leafy and desirable suburb of Sefton Park, L17. Located on the second floor, the property enjoys picturesque views over the green and boasts generously proportioned interiors which are bursting with charm, finished to an immaculate standard whilst remaining sympathetic to the heritage of the building. Showcasing a plethora of ornate original period features throughout, this promises to make an incomparable future home for an extremely lucky buyer. You are greeted into the apartment by an inviting entrance hall, which leads through to a bright and spacious family lounge. Finished in an elegant décor which complements the striking feature fireplace and wood flooring, this presents a stunning space perfect for relaxing and entertaining. This is followed by an equally sumptuous dining room which offers a refined setting for formal dining and hosting guests. Beautifully presented and awash with natural light, this space would also make a wonderful fourth bedroom. Continuing through you will find the generously sized farmhouse style kitchen, which is complete with a range of chic fitted base and wall units and complementary worktops providing plentiful surface space, with an eye-catching Belfast sink adding the perfect finishing touch. The exceptional quality continues through to the sleeping accommodation which consists of two expansive double bedrooms and a well-proportioned single room, currently in use as a dressing room. Each room is impeccably presented and flooded with daylight, with the two double rooms further benefitting from striking feature fireplaces. Concluding the interior of this outstanding home is a showstopping three-piece family bathroom suite boasting a luxurious clawfoot bathtub. Externally, the property further benefits from access to the well-maintained communal gardens, as well as two allocated parking spaces. A viewing is highly recommended to fully appreciate the extensive proportions and unique charm that this remarkable apartment has to offer.

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 : 1701 sq.ft. (158.0 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		79 C
55-68	D	65 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.