



## Parkfield Road, Aigburth, Liverpool, L17 8UQ

- One Bedroom Ground Floor Apartment
- A Rare Find - Available With No Chain
- Ideal For First Time Buyers/Downsizers
- Bright & Well-Proportioned Bedroom
- Located In Desirable Area Of Aigburth
- Generously Sized & Well-Maintained
- Hall & Open Plan Kitchen/Living Area
- Contemporary Style Bathroom Suite



Offers in Excess of £120,000











## **Description**

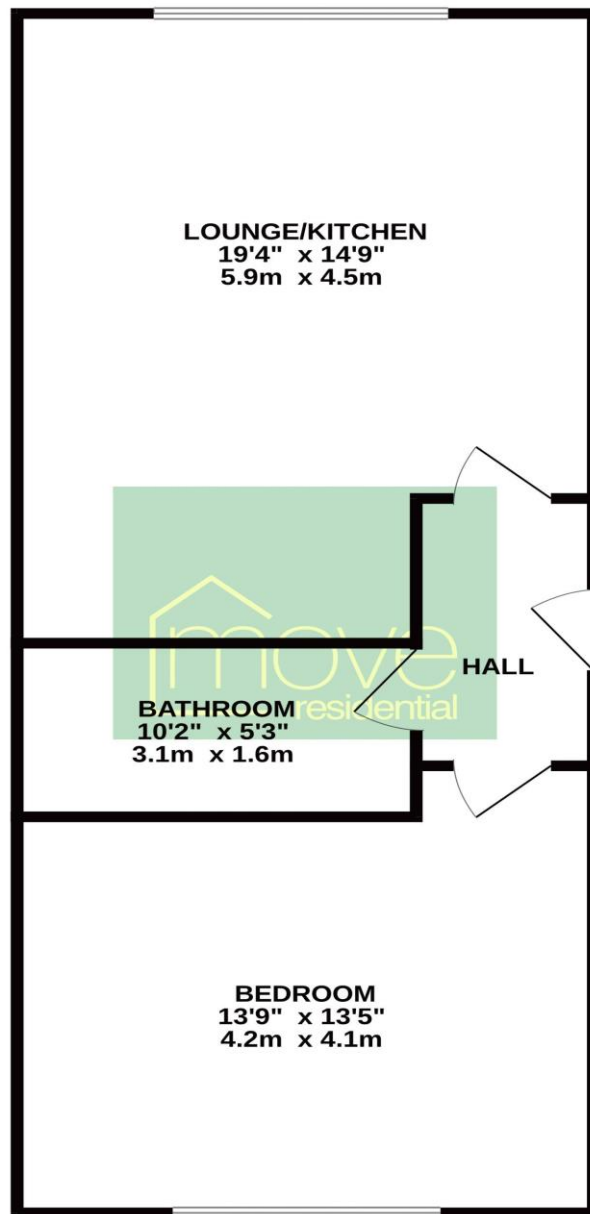
Available for sale with no onward chain is this brilliant one bedroom ground floor apartment, ideally located in the sought-after suburb of Aigburth, L17. Offering spacious and well-maintained accommodation throughout, this would prove to make an ideal purchase for first-time buyers or those looking to downsize. The apartment comprises in brief of an open plan kitchen and living space which offers a fantastic social setting for cooking in company and entertaining guests. The kitchen is complete with a range of modern fitted base and wall units and complementary worktops, whilst the living area enjoys attractive wood style flooring. The sleeping accommodation consists of a bright and generous double bedroom, accompanied by a contemporary three-piece bathroom suite.

## **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

GROUND FLOOR  
546 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA : 546 sq.ft. (50.7 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.