



## Jericho Close, Aigburth, Liverpool, L17 5AX

- Two Bedroom Ground Floor Apartment
- Bright & Well-Maintained Throughout
- Entrance Hall & Spacious Living Room
- Two Spacious Bedrooms & Wet Room
- Located In Desirable Area Of Aigburth
- Ideal For Those Looking To Downsize
- Sleek Kitchen With Stylish Fitted Units
- Communal Gardens & Private Parking



£140,000



















## **Description**

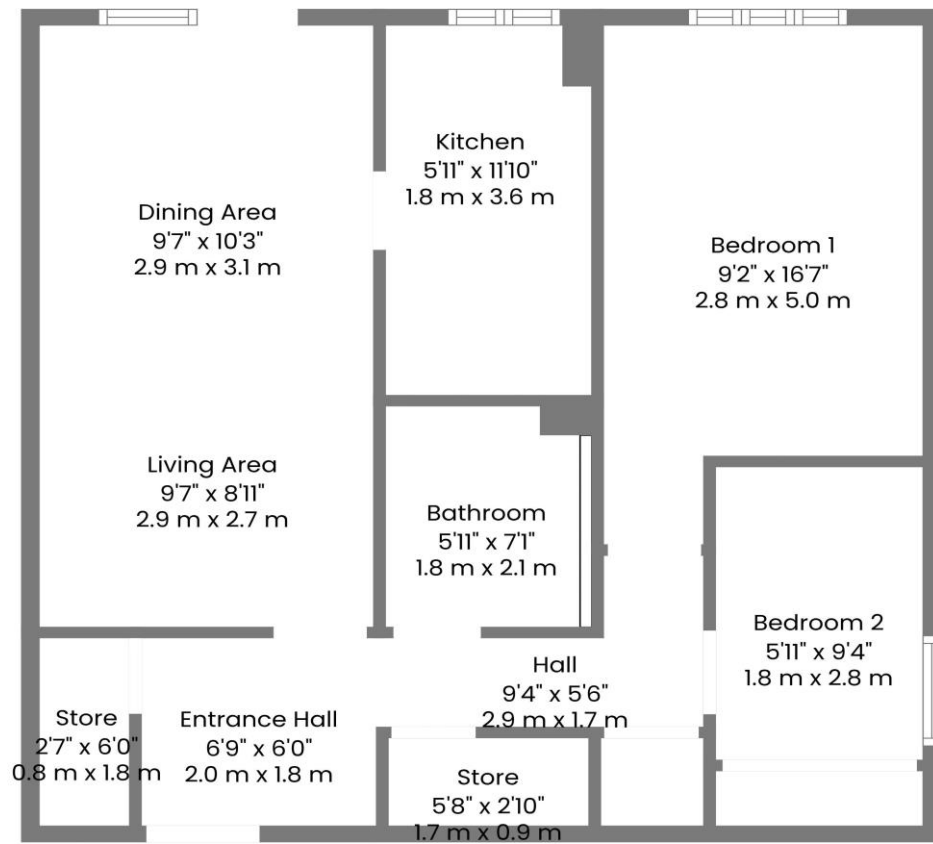
Arriving at the sales market courtesy of appointed agents Move Residential, is this delightful two bedroom ground floor apartment, located on Jericho Close in the highly sought-after suburb of Aigburth, L17. Well-proportioned and maintained throughout, this promises to make an ideal purchase for those looking to downsize in one of South Liverpool's most desirable areas. Accessed via a well maintained communal entrance, you are welcomed into the property by an inviting entrance hall, leading through to a bright and spacious lounge, which provides access into a modern fitted kitchen. The sleeping accommodation consists of two generous bedrooms, the master enjoying fitted wardrobes, and adding the finishing touch to the interior of the apartment is a newly fitted wet room. Externally, residents can enjoy access to the lovely communal gardens, and further benefit from allocated off-road parking.

## **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



**TOTAL: 644 sq. ft, 60 m2**

1st floor: 644 sq. ft, 60 m2

EXCLUDED AREAS: WALLS: 52 sq. ft, 5 m2



## **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.