

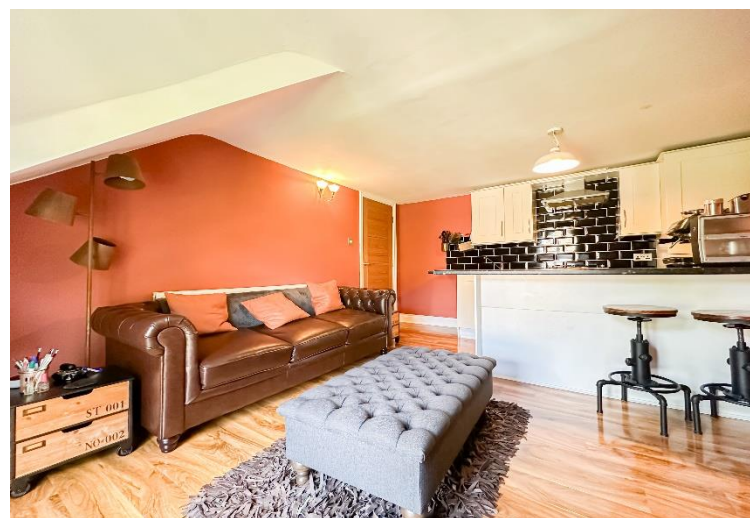


Bertram Road, Sefton Park, Liverpool, L17 8UE

- Charming One Bedroom Duplex Apartment
- Fantastic Opportunity for First Time Buyers
- Bright & Generously Sized Double Bedroom
- Spiral Staircase up to Spacious Loft Room
- Located in the Leafy Suburb of Sefton Park
- Beautifully Presented Kitchen & Living Area
- Contemporary Style Three-Piece Bathroom
- Situated in Stunning Converted Building



Offers in the Region Of £145,000











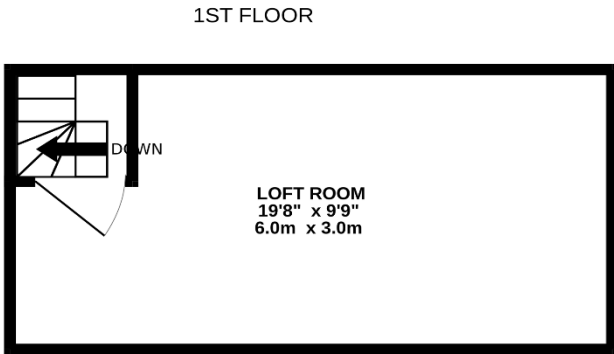
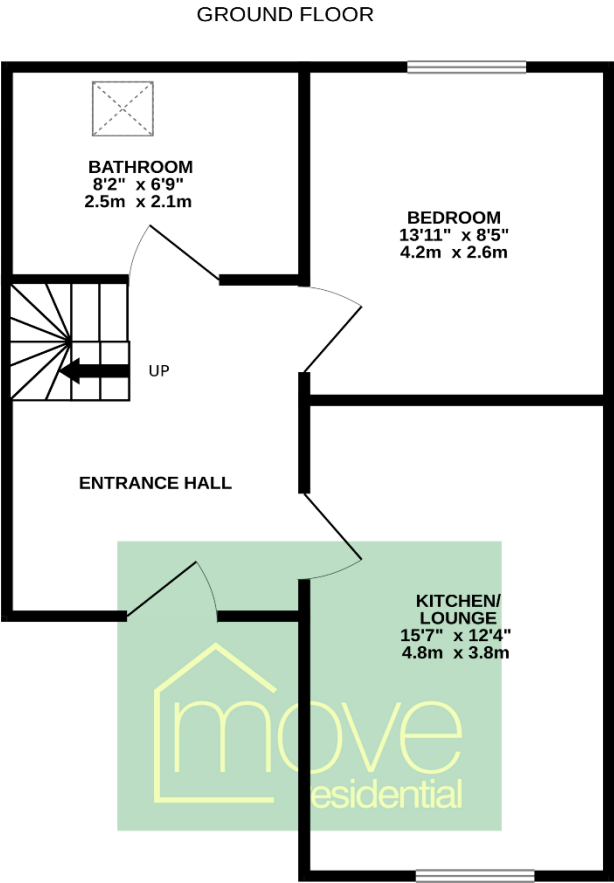
Description

Presented to the sales market by Move Residential is this charming one bedroom duplex apartment, located in the leafy and desirable suburb of Sefton Park, L17. Situated on the second floor of a stunning converted building on Betram Road, the apartment offers generous living proportions throughout, presenting 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 stairway, the apartment itself greets you with an inviting entrance hall, leading through to an open plan kitchen and living space. The kitchen is complete with a range of elegant fitted base and wall units, complementary worktops, a selection of integrated appliances, and a breakfast bar. This space is finished to an impeccable standard and boasts a tasteful décor, featuring an attractive wood style flooring. Sloping ceilings enhance the character of the room whilst an arched window floods the space with natural light, presenting a welcoming and stylish social space for relaxing and enjoying mealtimes. The sleeping accommodation consists of a spacious and well-presented double bedroom, brightly lit courtesy of a large arched window, and completing this floor is a contemporary style three-piece family bathroom suite. Continuing up the spiral staircase you will discover a generously sized loft room which has a bright and airy feel, offering exciting potential for a multitude of uses. Residents of the building enjoy 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 : 466 sq.ft. (43.3 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	74 C	78 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.