



## 12 Holt House 54 Ullet Road

Sefton Park, Liverpool, L17 3AT

**£1,200**



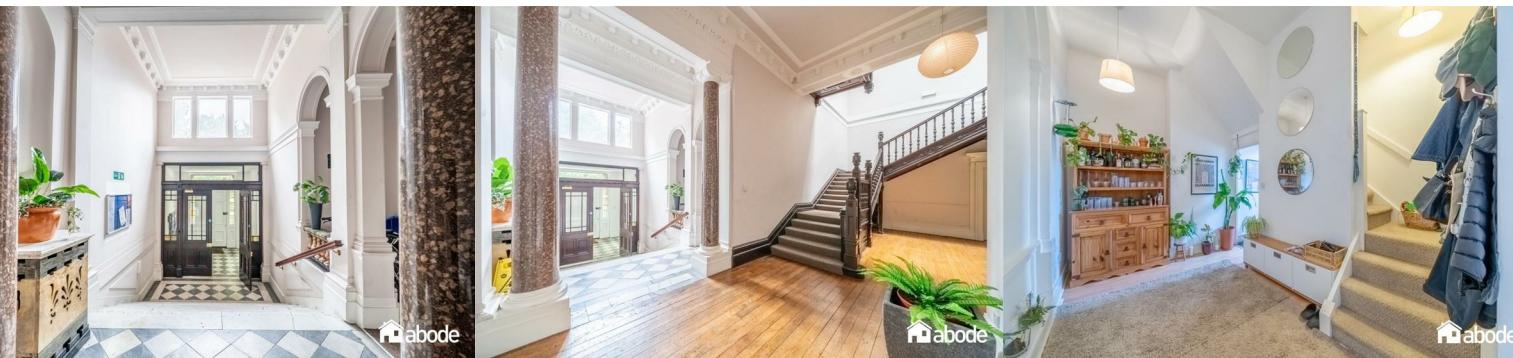
\*\* VIEWINGS FRIDAY 16TH FROM 9:15AM \*\*\* E-MAIL FOR VIEWING SLOT

\*\*\* The property is Unfurnished\*\*\*

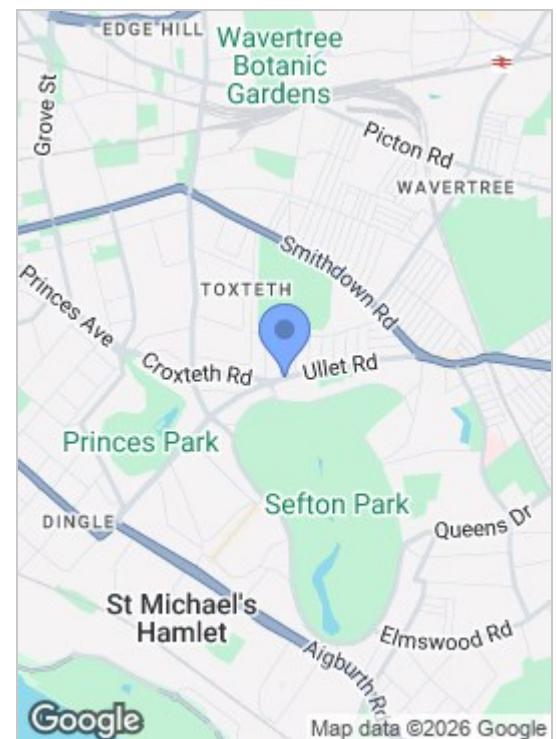
Set within the sought-after area of leafy South Liverpool in a historic Victorian mansion, is this well-presented two-bedroom, first-floor duplex apartment

This villa is set in beautiful grounds close to the northern perimeter of Sefton Park, a magnificent 235 acres of green space, including a boating lake and Palm House, perfect for all your leisure activities .

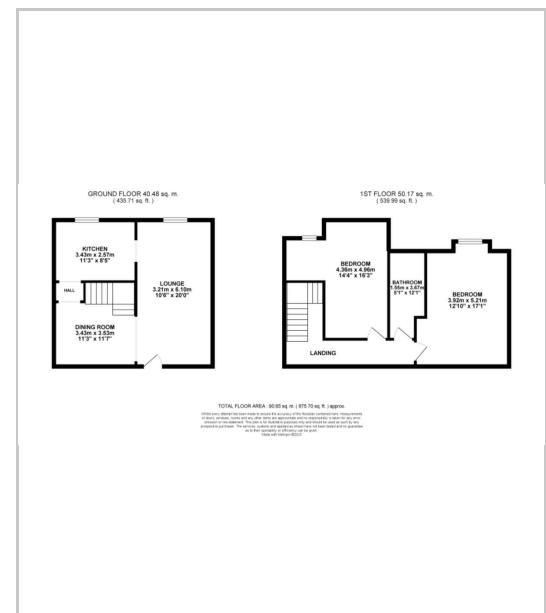
The property is in close proximity to all local amenities, with Lark Lane several minutes walk away, where you will find quirky independent shops, restaurants, bars, and cafes, the perfect combination of urban city living.



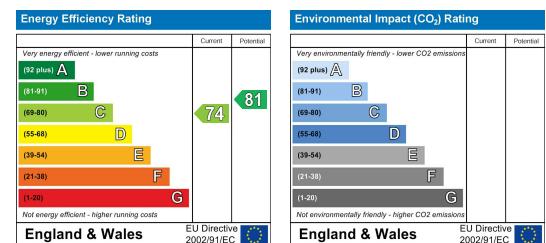
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

82 Coronation Road, Crosby, Liverpool L23 5RH

**Tel:** 0151 909 3003  
**Email:** crosby@abode.group.co.uk  
**Web:** www.abode-group.co.uk

6 Allerton Road, Mossley Hill, Liverpool, L18 1LN

**Tel:** 0151 601 3003  
**Email:** allerton@abode-group.co.uk  
**Web:** www.abode-group.co.uk

2 Chapel Lane, Formby, Liverpool, L37 4DU

**Tel:** 01704 827 402  
**Email:** formby@abode-group.co.uk  
**Web:** www.abode-group.co.uk