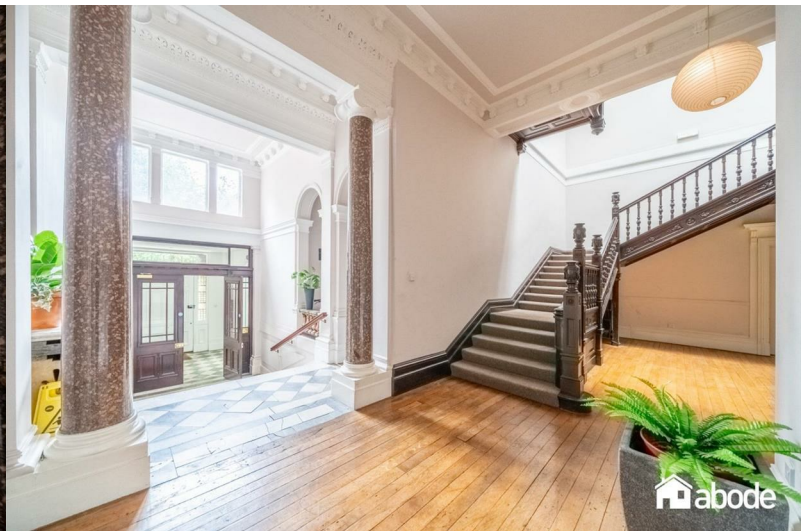
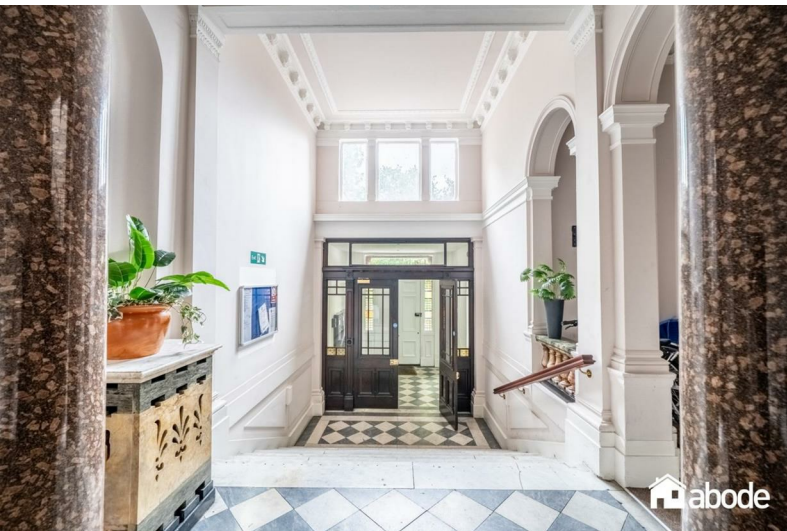




## 12 Holt House 54 Ullet Road

Sefton Park, Liverpool, L17 3AT

**Offers over £250,000**



# 12 Holt House 54 Ullet Road

Sefton Park, Liverpool, L17 3AT

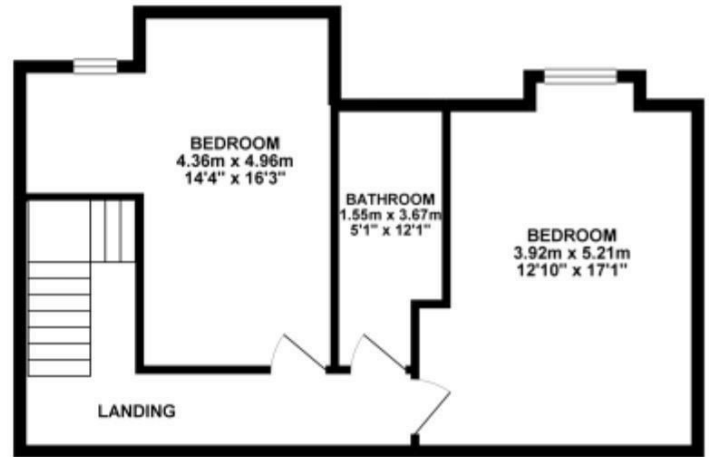
Offers over £250,000



GROUND FLOOR 40.48 sq. m.  
( 435.71 sq. ft. )



1ST FLOOR 50.17 sq. m.  
( 539.99 sq. ft. )

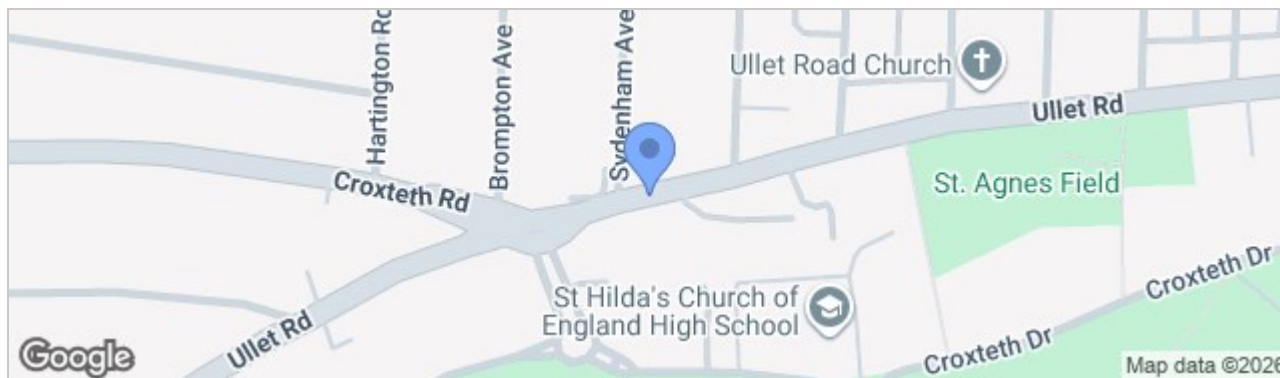


TOTAL FLOOR AREA : 90.65 sq. m. ( 975.70 sq. ft. ) approx.

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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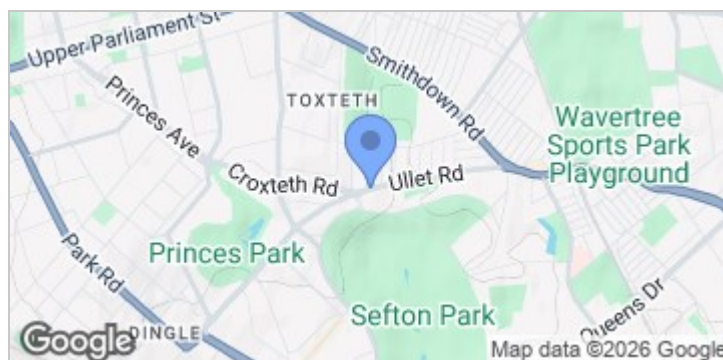
## Road Map



## Hybrid Map



## Terrain Map



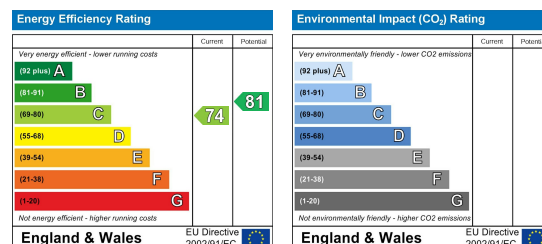
- **FIRST FLOOR DUPLEX APARTMENT**
- **TWO DOUBLE BEDROOMS**
- **BEAUTIFULLY PRESENTED GRADE II LISTED BUILDING**
- **OPEN PLAN LAYOUT**
- **SPACIOUS MODERN LIVING**
- **LOVELY COMMUNAL GARDENS AND AMPLE PARKING**
- **ORIGINAL FEATURES**
- **STONE'S THROW FROM SEFTON PARK AND LARK LANE**

## Viewing

Please contact our Allerton Office on 01516013003 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph



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