

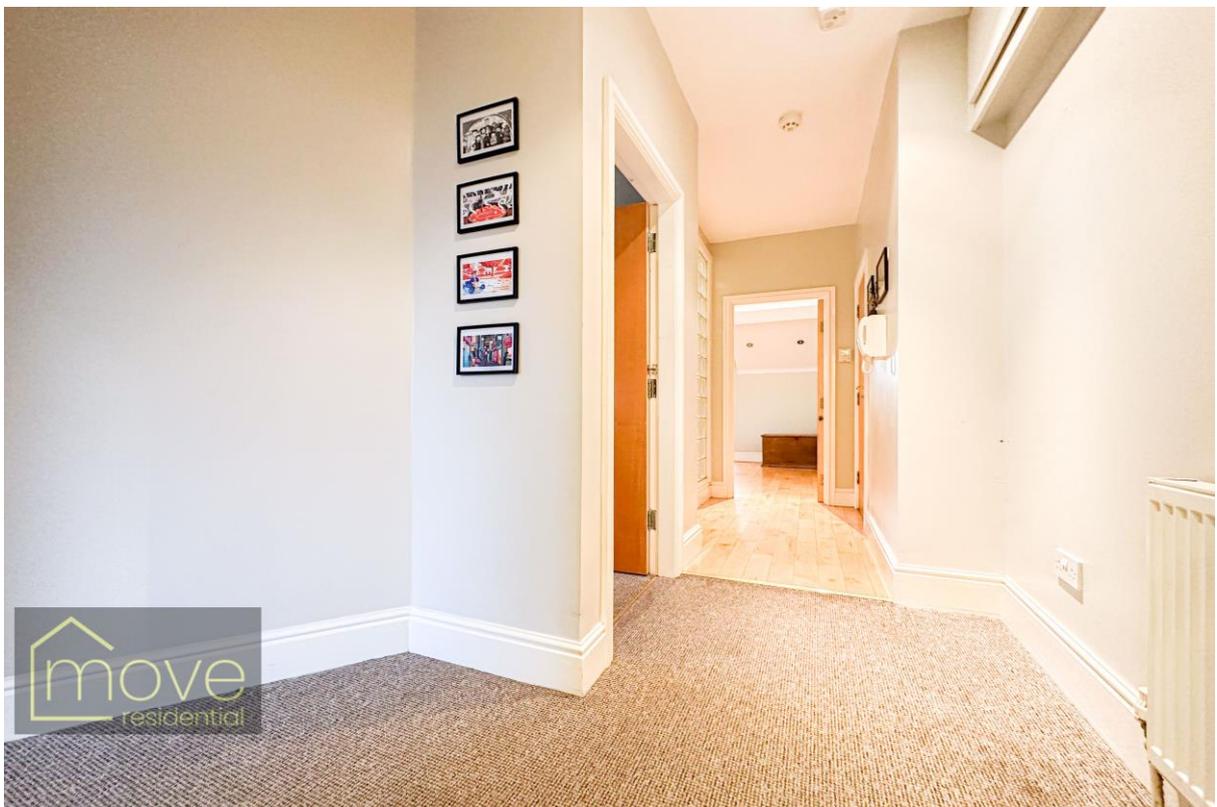
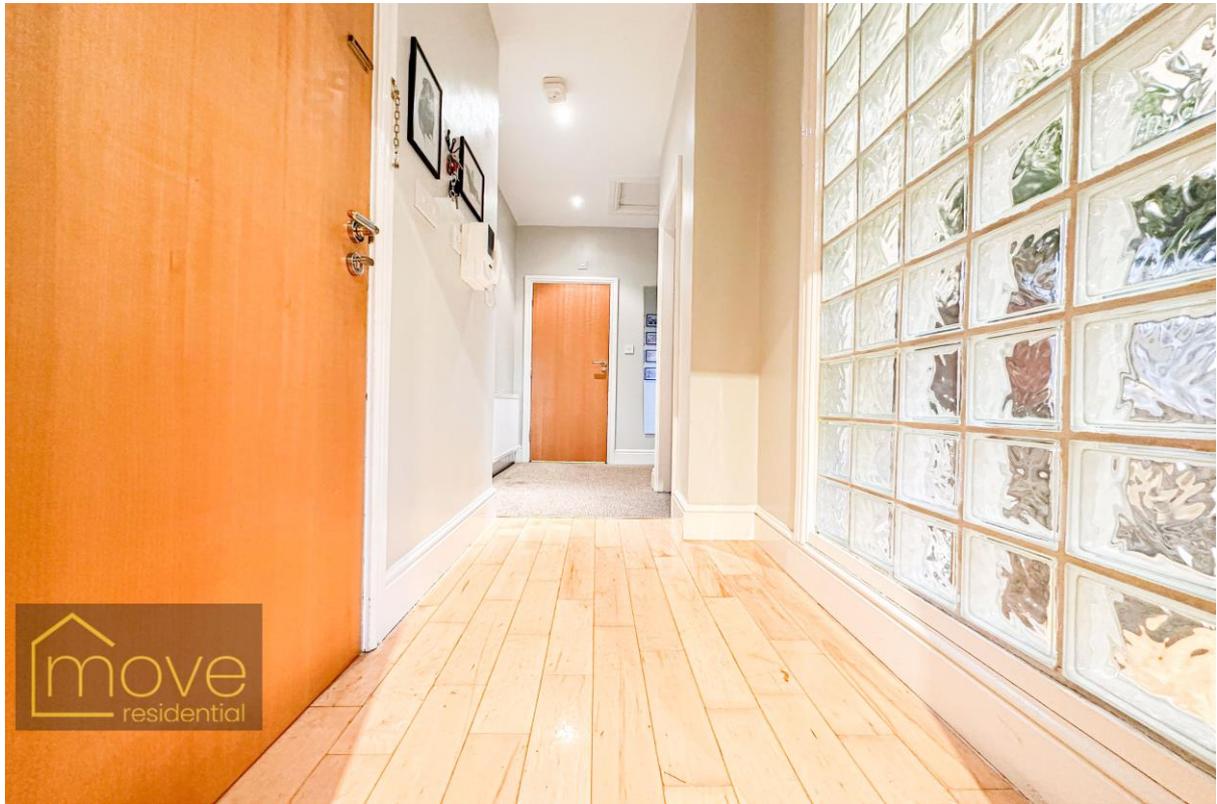


Parkfield Road, Aigburth, L17 8UJ

- Charming Two Bedroom Top Floor Apartment
- Beautifully Presented With Many Original Features
- Spacious Double Bedroom Complete with Ensuite
- Access to Communal Gardens & Off Road Parking
- Located in Highly Sought After Area of Aigburth
- Entrance Hall, Generously Sized Lounge & Kitchen
- Large Single Room & Contemporary Shower Room
- Situated in a Spectacular Converted Period Property



£190,000



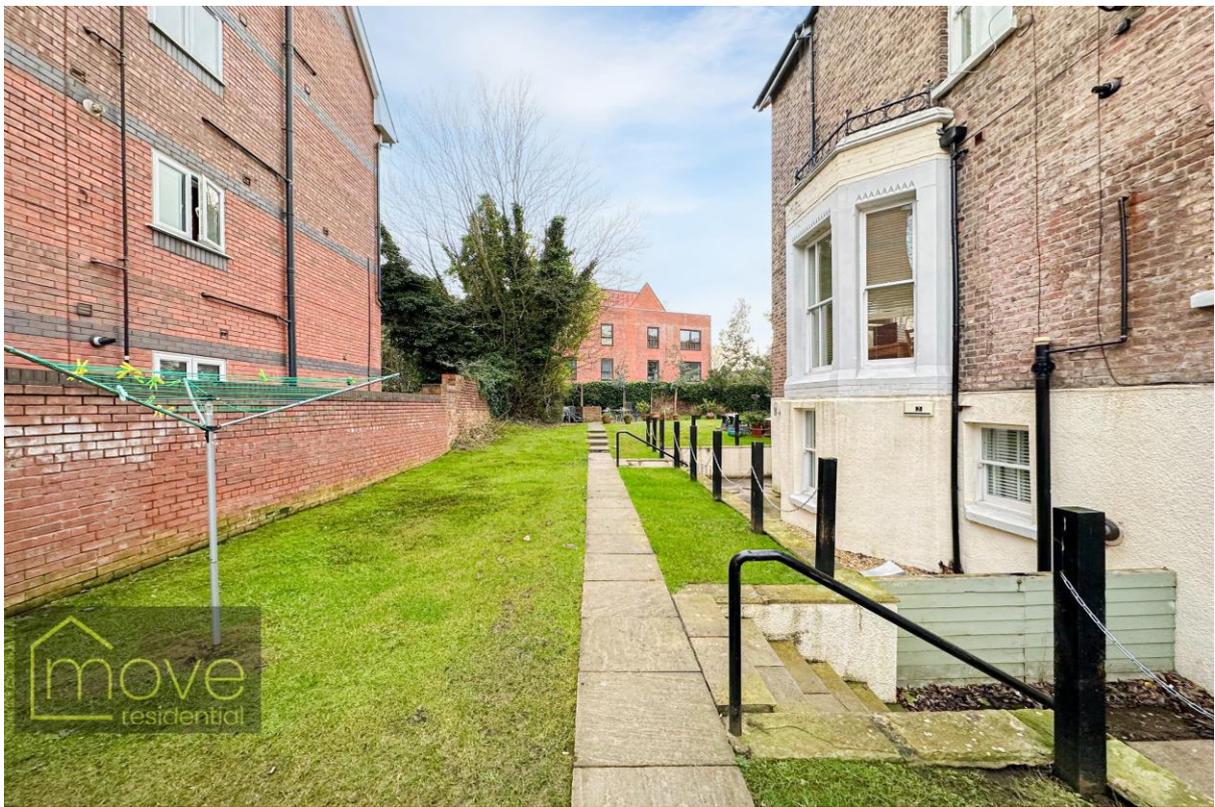












Description

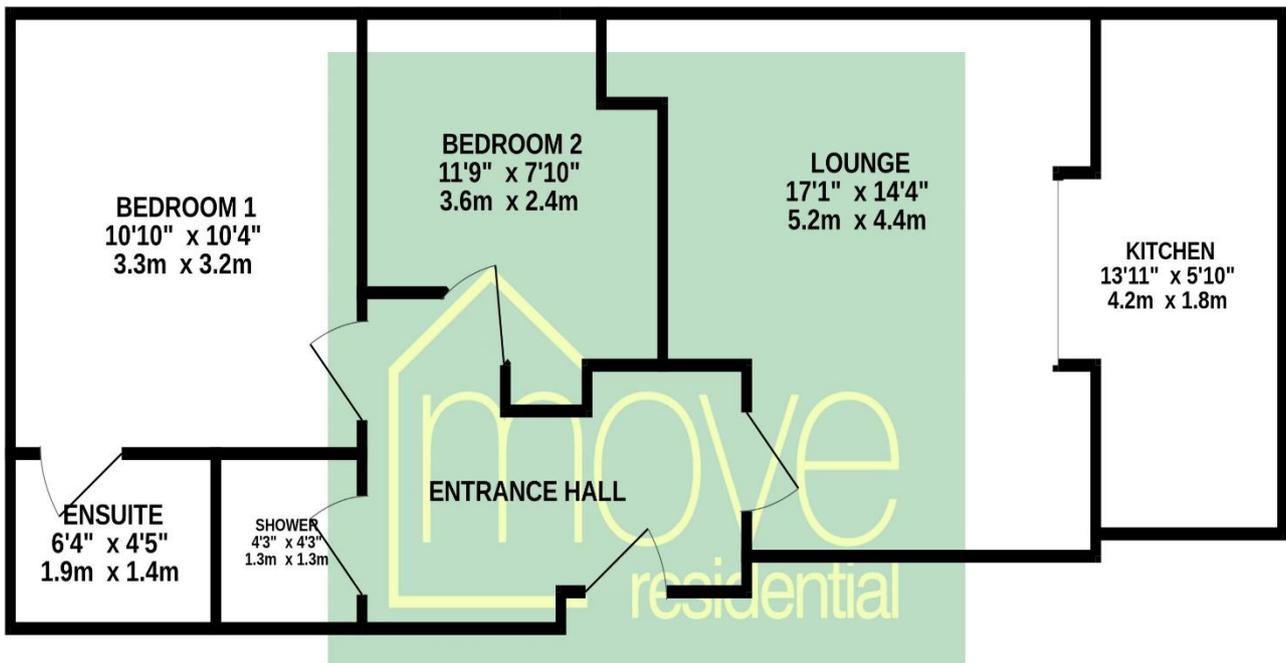
Move Residential are delighted to offer for sale this charming two bedroom top floor apartment situated in a spectacular converted period property which enjoys a prime location on Parkfield Road, in the highly sought after area of Aigburth, L17. The property offers well planned accommodation, and is beautifully presented with a unique charm, boasting many original features. Entering the apartment via the well-maintained communal entrance and stairway, you are greeted by an inviting entrance hall leading through to the welcoming reception room with a high vaulted ceiling, awash with natural light courtesy of the Velux windows above. The lounge also boasts original sash windows, solid maple flooring and a stunning feature fireplace. This leads seamlessly onto the modern kitchen area complete with an array of stylish fitted units, plentiful worktop space and integrated appliances. With ample room for a dining table, this semi open plan room is a versatile social space, ideal for entertaining. There is a spacious double bedroom with the added luxury of an ensuite three-piece tiled bathroom, along with a well-proportioned single bedroom. Completing the interior of the property is a contemporary style shower room. Residents of the property can enjoy access to the delightful communal garden, and benefit from gated 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

GROUND FLOOR
568 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA : 568 sq.ft. (52.7 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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 78 C |
| 55-68 | D | 61 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.