



Aigburth Drive, Sefton Park, Liverpool, L17 4JE

- ****CASH BUYERS ONLY!****
- Inviting Family Lounge & Formal Dining Room
- Showcasing Many Original Features
- Four Piece Family Bathroom Suite
- Expansive Four Bedroom Top Floor Apartment
- Modern Fitted Kitchen & Diner
- Four Well Proportioned & Presented Bedrooms
- Highly Desirable Sefton Park Location

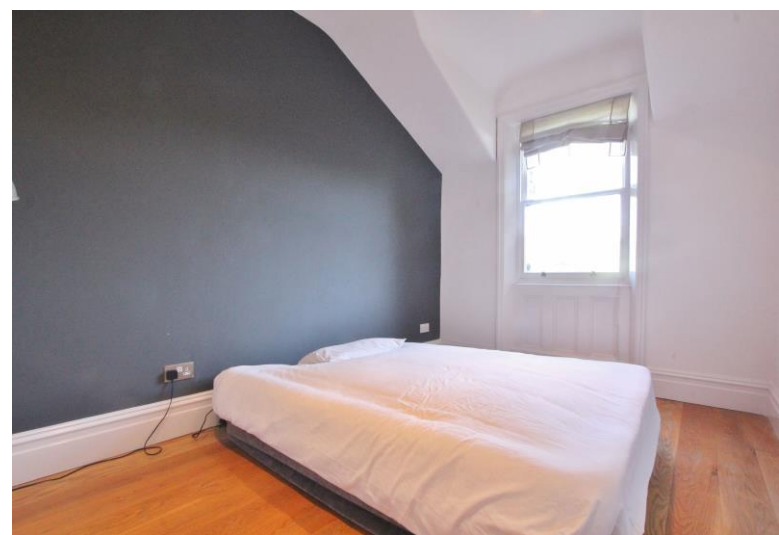


Offers in Excess of £220,000











Description

****CASH BUYERS ONLY!**** Please note, the asking price reflects the cost of extending the current lease of 25 years. This will cost £120,0000, equating to true value of the property. Located in the heart of the leafy desirable suburb of Sefton Park, L17, is this fabulous four bedroom top floor apartment, welcomed to the sales market courtesy of appointed agents, Move Residential. Available for sale with no onward chain, the property is very well presented throughout and enjoys expansive living proportions. Accessed via a well maintained communal entrance point, you are greeted into the home to an inviting entrance hallway which guides you into an impressive kitchen and diner. Showcasing wonderfully high ceilings with striking wooden floorboards and a stunning cast iron feature fireplace and stove - the bespoke fitted kitchen is complete with a range of wall and base units with complimenting work tops, a variety of integrated appliances and plentiful work surface space which incorporates a centre island unit. Furthermore, there is a large formal dining room which flows seamlessly into an inviting family lounge area - offering the perfect space for entertaining guests and sociable living. The sleeping accommodation consists of four expansive and immaculately presented double bedrooms - one of which benefits from a private walk in wardrobe area. Concluding the interior of this outstanding property is the contemporary style four piece family bathroom suite. Externally, residents of the property can enjoy access to the communal gardens and off road parking.

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.

Communal Entrance - Stair access to all floors.

Entrance Hall - Wood framed single glazed door to front aspect.

Kitchen Diner - 15' 4" x 19' 6" (4.683m x 5.945m)

x2 Wood framed double glazed sash windows to rear aspect, fire place/stove oven, wooden floors, mix of wall and base units, centre island, range cooker, sink and drainer, integrated washing machine, integrated dishwasher.

Upper Hallway - Radiator, solid wood floors.

Bedroom One - 17' 0" x 17' 0" (5.183m x 5.173m)

Wood framed single glazed sash windows to front aspect, radiator.

Bedroom Two - 8' 8" x 12' 2" (2.640m x 3.706m)

Wood framed single glazed sash windows to front aspect, radiator, wood floors.

Lounge - 17' 4" x 16' 3" (5.29m x 4.96m)

Wood framed single glazed sash windows to front aspect x2, wood floors.

Dining Room - 15' 11" x 13' 4" (4.84m x 4.061m)

Wood framed single glazed sash windows to side aspect x2, wood floors.

Bedroom Three - 11' 3" x 16' 3" (3.42m x 4.96m)

Walk in wardrobe.

Bedroom Four - 16' 11" x 15' 5" (5.164m x 4.690m)

Wood framed single glazed sash windows to rear aspect, radiator, wood floors.

Bathroom - 10' 10" x 8' 6" (3.295m x 2.580m)

Wood framed single glazed sash windows to rear aspect, bath, radiator, double shower, WC, wash basin, wood floors.

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.