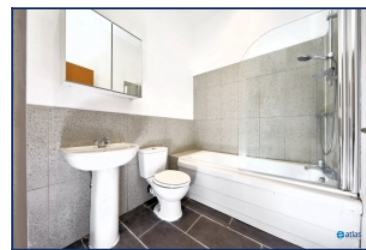
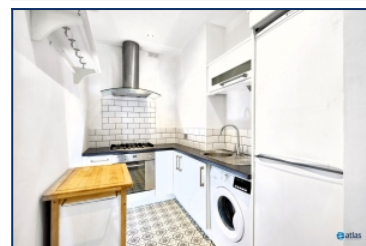
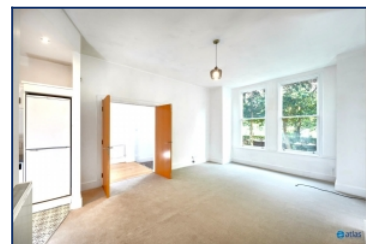


## Ullet Road, Aigburth, L17



**For Sale - £180,000 Offers Over**

### Key Features

- 2 Bedroom 1 Bathroom Ground Floor Flat
- EPC Rating: C
- Offered with No Onward Chain
- Attractive Double-fronted Facade
- Retains a Wealth of Original Character
- Light-filled and Generously Proportioned Lounge
- Contemporary Fitted Kitchen with Stylish Finishes
- Two Well-proportioned Double Bedrooms
- Modern Bathroom Suite with Bath and Overhead Shower
- Conveniently Located Within Walking Distance of Sefton Park and Local Amenities
- Excellent Access to Public Transport Links

### Further Details

- Tenure: Leasehold
- Floor: Ground
- No. of Floors: 1
- Floor Space: 704 square feet / 65 square metres
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Service Charge: £51 per calendar month
- Ground Rent: £51 per annum
- Parking: Allocated
- No. of Parking Spaces: 1
- Outside Space: Front Garden
- Heating/Energy: Gas Central Heating

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/01/2006 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 31/12/3004 (approx)
- Lease Term Remaining: 979 year(s) (approx)
- Service Charge: £51 per calendar month
- Ground Rent: £51 per annum

### Description

Brought to the market by Atlas Estate Agents, this elegant ground floor flat on the ever-desirable Ullet Road offers an enticing blend of period charm and modern convenience. Nestled in the leafy heart of Aigburth, L17, and within easy walking distance of Sefton Park and a host of local amenities, this property presents a superb opportunity for those seeking a characterful home in a prime location.

Set behind an attractive double-fronted façade, the flat occupies the entire ground floor of a handsome period property and retains a wealth of original

features throughout. The accommodation, thoughtfully arranged over one level, comprises a light-filled and generously proportioned reception room – a perfect space for relaxing or entertaining, with large windows that flood the room with natural light. It also benefits from a private front garden.

The contemporary fitted kitchen combines modern design with practical style, offering ample storage and sleek finishes that cater to modern living. Two well-proportioned double bedrooms provide comfortable and versatile sleeping arrangements, while a modern bathroom suite, complete with bath and overhead shower, adds further appeal.

Offered with no onward chain, this charming residence also benefits from excellent public transport links and close proximity to the vibrant shops, cafes, and restaurants of Aigburth and Lark Lane.

A wonderful home in a sought-after location, this property is sure to attract strong interest – early viewing is recommended.

Additional Images



Bedroom



Entrance Hallway



Lounge



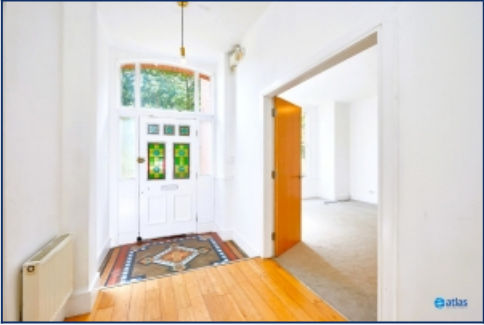
Bedroom



Bedroom



Entrance Hallway

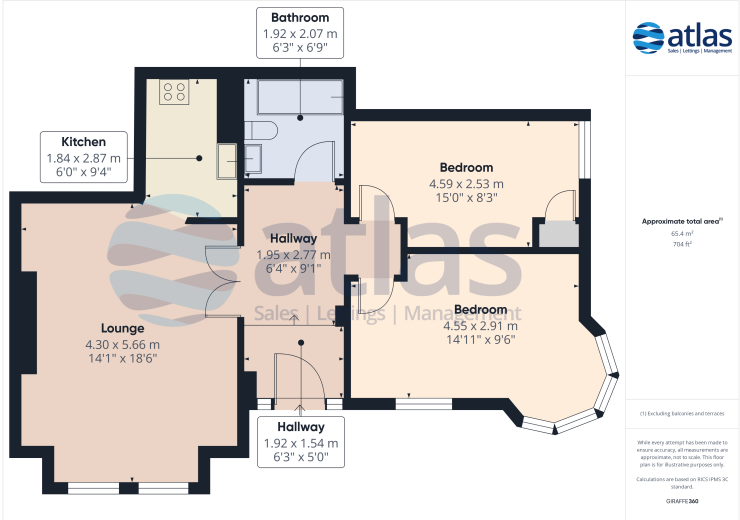


Entrance Hallway



Gated Vehicle Access

Floor Plans



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All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers/tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.