

## Greenbank Drive, Sefton Park, L17



For Sale - £325,000 Offers in Excess of

### Key Features

- 3 Bedroom 1 Bathroom Ground Floor Flat
- EPC Rating: C
- Spacious Ground-Floor Apartment Flooded with Natural Light
- Characterful, Large Kitchen-Diner with Sash Windows and Fitted Cupboards
- Generous Living Room with Elegant Period Wall Panelling
- A Large Bathroom Featuring a Bath and Shower
- Versatile Storage Room Suitable for Multiple Uses
- Beautiful Original Parquet Flooring Throughout
- Just a 10-Minute Walk to Sefton Park
- Stunning Communal Grounds Offering a Peaceful Environment
- Sold with No Onward Chain
- Three Spacious Bedrooms

### Further Details

- Tenure: Leasehold
- Floor: Ground
- No. of Floors: 1
- Floor Space: 144 square metres / 1,552 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Parking: Allocated
- No. of Parking Spaces: 2
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating
- Appliances/White Goods: Electric Oven, Gas Hob

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 07/05/1987 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 06/05/2986 (approx)
- Lease Term Remaining: 960 year(s) (approx)
- Service Charge: None
- Ground Rent: Peppercorn
- Leasehold Information: This is share of Freehold. Please contact the agent for more information.

### Description

Brought to the market by Atlas Estate Agents, this charming ground-floor flat on Greenbank Drive, Sefton Park, L17, presents a rare opportunity to acquire a spacious apartment in one of Liverpool's most desirable neighbourhoods. Arranged over a single floor, the accommodation is flooded with natural light, showcasing the character and elegance of its period features.

The heart of the home is a large, characterful kitchen-diner, complete with sash windows and fitted cupboards, providing a welcoming space for both everyday living and entertaining. Adjoining this is a generous reception room, where elegant period wall panelling and beautiful original parquet flooring create a refined yet inviting atmosphere.

Three well-proportioned bedrooms offer flexibility for family living or home working, complemented by a sizeable bathroom featuring both a bath and shower. Additional accommodation includes a versatile storage room, ideal for a study, utility space, or creative retreat.

Outside, residents enjoy access to stunning communal grounds, offering a tranquil environment just a short 10-minute stroll from the iconic Sefton Park. With the benefit of no onward chain, this ground-floor flat represents an exceptional opportunity to secure a stylish home in a coveted location.

## Additional Images



Communal Garden



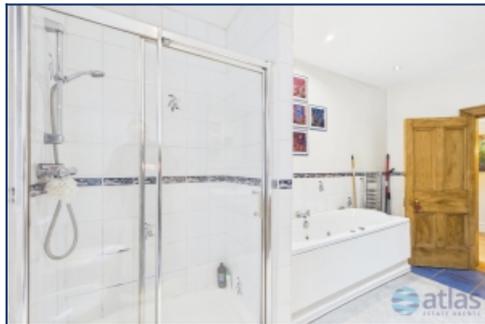
Hallway



Reception Room



Kitchen



Bathroom



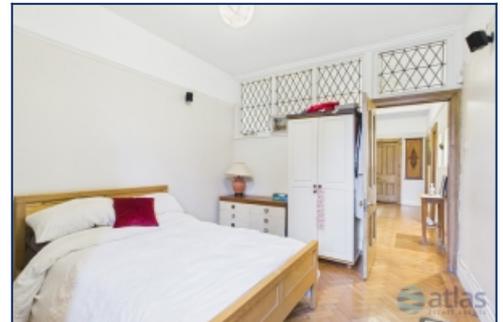
Bathroom



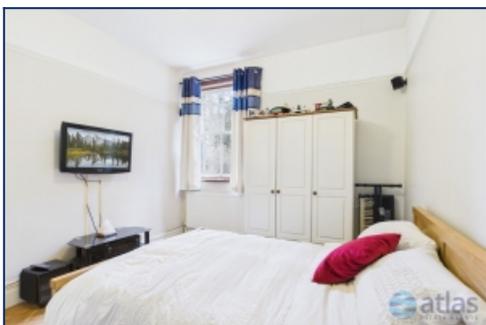
Bedroom 1



Bedroom 1



Bedroom 2



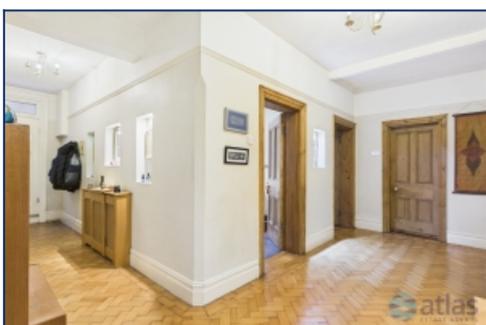
Bedroom 2



Bedroom 3



Bedroom 3



Hallway

Aerial View

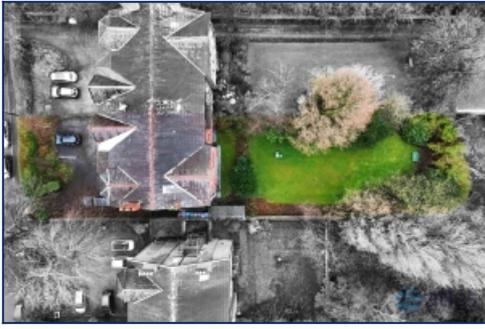
Rear Garden

Hallway

Hallway

Arial View

Entrance Door



Arial View

Communal Garden

## Floor Plans



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