

Fulwood Park, Aigburth, L17



For Sale - £220,000 Offers Over

Key Features

- 3 Bedroom 3 Bathroom Town House
- EPC Rating: D67
- Recently Refurbished to Good Standard
- Modern White Gloss Kitchen with Grey Tiled Floor
- Luxury Tiled Family Bathroom with Skylight
- Prestigious South Liverpool Location
- Excellent Transport Links
- Local Shops and Amenities
- Long, Gated Driveway Offering Off Street Parking
- Outdoor Space/Decking to Front of Property
- Double Glazing, Gas Central Heating & Burglar Alarm
- No Chain

Further Details

- Tenure: Leasehold
- No. of Floors: 2
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Security: Burglar Alarm
- Parking: On Street, Driveway
- Outside Space: Patio/Decking, Front Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Washing Machine, Tumble Dryer, Dishwasher

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/01/2001 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 31/12/2999 (approx)
- Lease Term Remaining: 975 year(s) (approx)
- Service Charge: None
- Ground Rent: Peppercorn
- Leasehold Information: The freehold is owned by 'Cottage (Fulwood) Management Company'. The freehold covers 4c Fulwood Park (this property), 4b Croft Cottage, 4b Overcroft (which is a first floor flat) and the garden and garages associated with it. The owner of 4c Fulwood Park owns one out of 5 shares of the freehold company. The remaining shares are divided between 4b Croft Cottage and 4b Overcroft. There is a leasehold (dated 2001) for the owners of each of the three properties for 999 years. The leasehold means all owners should pay towards the building insurance. The owner of 4c Fulwood Park is required to pay 1/5 of that cost which is approximately Â£200 per year. The owner of 4c does not pay any further maintenance.

4c Fulwood Park are responsible for their own maintenance and for the courtyard in front of the property. The courtyard in front of the property is for the exclusive use of the owner of 4c Fulwood Park. The path leading

to the property belongs to 4 Fulwood Park. 4c Fulwood Park has right of way to the house and there should be no obstruction to the house at any time.

Description

*** FULLY AVAILABLE *** A RECENTLY REFURBISHED 3 BEDROOM, 3 BATHROOM SEMI DETACHED TOWN HOUSE PROPERTY SITUATED WITHIN THE PRESTIGIOUS GROUNDS OF FULWOOD PARK

Situated in Aigburth, a popular and affluent south Liverpool suburb and home to many well-known landmarks including Sefton Park, Sudley House, Otterspool Promenade, Aigburth Cricket Club and Lark Lane. Sefton Park is listed by English Heritage and covers a remarkable 235 acres. Lark Lane is a stones-throw from Sefton Park and is renowned for its bohemian chic atmosphere and features a diverse selection of wine bars, restaurants, coffee shops and independent businesses. Aigburth is also home to the "outstanding" rated Sudley Junior School, Auckland College and St Margaret's Academy, and offers excellent rail and bus links to Liverpool city centre.

The accommodation briefly comprises of; entrance porch, open plan kitchen/diner, separate reception room, double bedroom with an en-suite bathroom. To the first floor is two further double bedrooms, one en-suite bathroom and a family bathroom. The property also benefits from the exclusive use of a decked area to the front of the property as well as communal gardens.

The property also benefits from double glazing, gas central heating and a burglar alarm.

This opportunity will not be on the market for long so contact us today to arrange your viewing!

Additional Images



Family Bathroom



Living Room



Living Room



Living Room



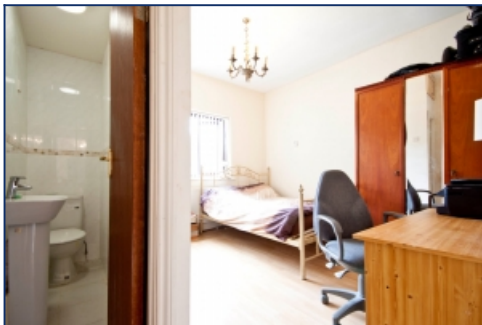
Kitchen / Diner



Kitchen / Diner



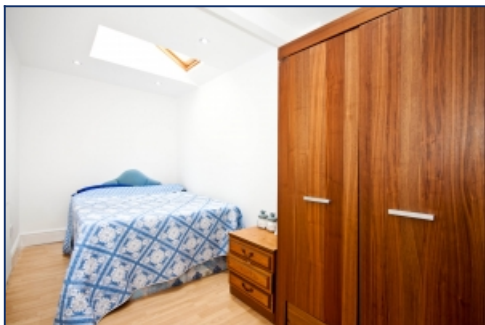
Bedroom One



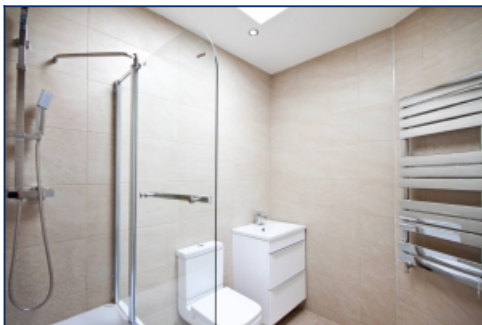
Bedroom Two



Bedroom Two En Suite

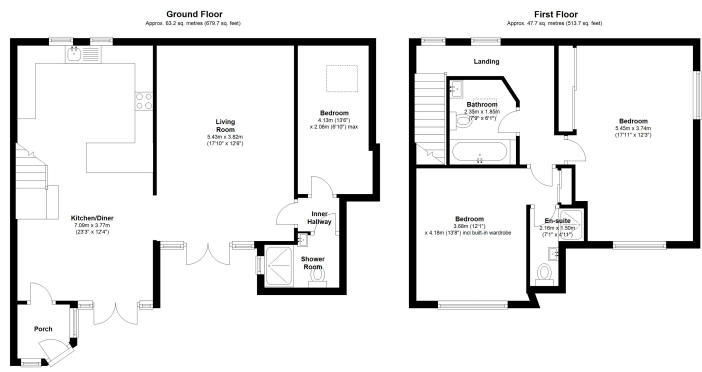


Bedroom Three



Family Bathroom

Floor Plans



Total area: approx. 110.9 sq. metres (1193.5 sq. feet)

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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.