



- *Three Bedroom / Two Bathroom, Triplex Flat
- *Private Garden
- *First & Second & Third Floor accommodation
- *2 x Log Burners
- *L - Shaped feature Kitchen / Dining Room
- *Study & Sitting Room





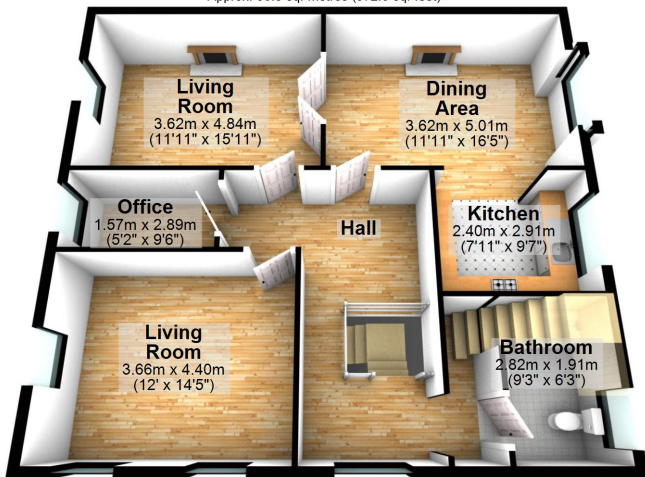
Ground Floor

Approx. 11.2 sq. metres (120.5 sq. feet)



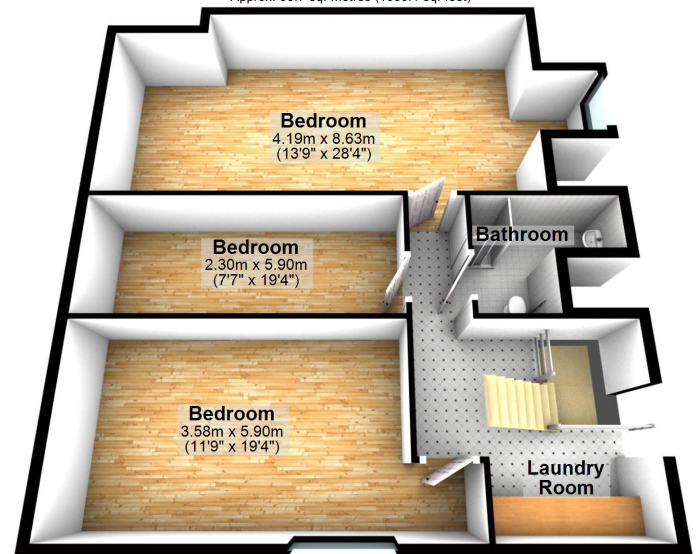
First Floor

Approx. 90.3 sq. metres (972.0 sq. feet)



Second Floor

Approx. 95.7 sq. metres (1030.1 sq. feet)



Total area: approx. 197.2 sq. metres (2122.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or misstatement.
Plan produced using PlanUp.

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



- * Unique Three Bedroom / Two Bathroom Triplex Flat
- * Private low maintenance - decked Garden
- * First, Second & Third Floor
- * 2 x Log Burners
- * L - Shaped Feature Kitchen / Dining Room
- * Character unique, fitted Bookshelves and fireplaces with concealed lighting
- * 3 x Reception rooms
- * Study & Separate Sitting Room
- * Utility Level on Second Floor
- * Second Floor Shower Room
- * Drive to Front

Opportunity to purchase a rare 3 x bedroom garden apartment on several levels. The apartment is situated opposite the Church and grounds at the beginning of Harlech Rd and enjoys the character aspects.

The accommodation is entered from a private ground floor door to the side of the property.

Unique features within the accommodation include a limestone fireplace, 2 x log burners, Distinctive bespoke bookshelves in two reception rooms with concealed lighting, and a herringbone floor to the sitting room.

In addition, underfloor heating, plantation shutters and powder coated black steel, glazed doors separate the Lounge from the Dining room / kitchen. A useful study overlooks the Church to the front, whilst the sitting room enjoys underfloor heating and feature leaded light windows.

The bathroom has a claw foot bath and there is a useful utility area on the landing between the second and third floors.

Bedroom 1- also enjoys dual aspects to the front and rear.

The outside space is a bonus in this property - having a low maintenance, enclosed decked garden with a pergola. Parking is available on the drive to the front.

Title Number - MS403512

Local Authority - Sefton

Council tax - Band B

Estimated Annual Cost- £1,819

Tenure - Freehold

Conservation Area - No

Flood Risk - Very Low

Surface Water - High

Satellite / Fibre TV Availability

BT

Sky

Virgin

(Data source from sprift)

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