



SuttonKersh



Apt 7, 71 Ancaster Road, L17

£125,000

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Apt 7, 71 Ancaster Road, Aigburth, L17 9QE

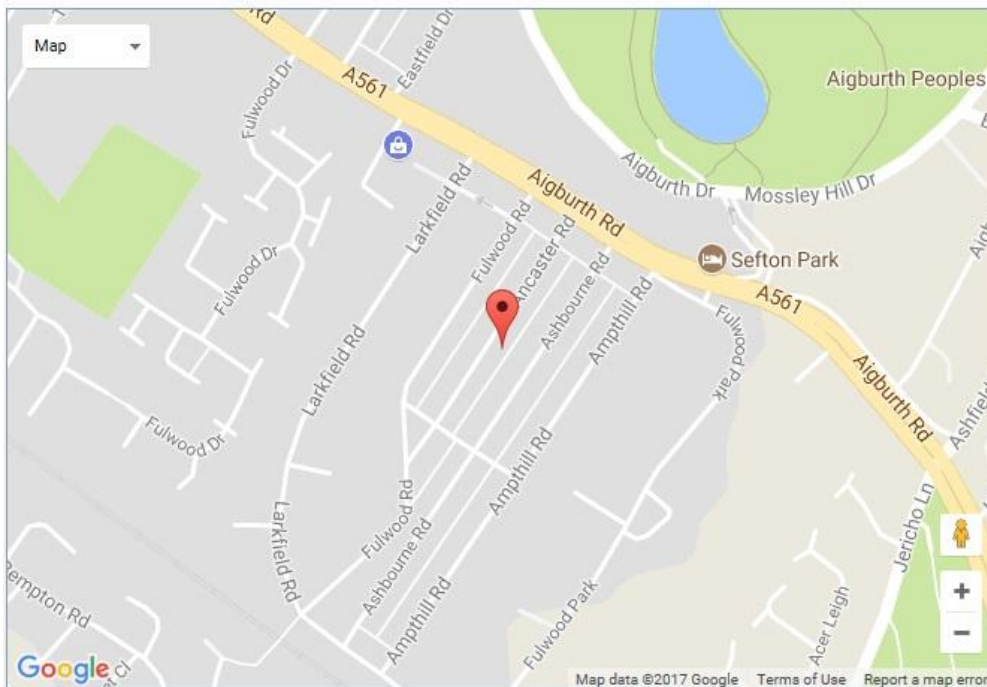
The Property

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Sutton Kersh are extremely pleased to offer for sale this well proportioned first floor apartment, situated within a prime residential location of Aigburth served by a wealth of local amenities and popular green space. Furthermore the property also boasts allocated off road parking to the rear. The apartment briefly comprises, communal hallways leading up to the first floor, a reception hall with storage offering access into a generous formal lounge, providing ample space for casual dining and interconnecting access into the fitted kitchen in addition to two double bedrooms, en-suite shower room facilities to the master bedroom and a further bathroom. The property benefits from being fully double glazed and has gas central heating. Offered with no onward chain and a viewing is highly recommended.

The Location

This popular part of Aigburth is served by a wealth of amenities which are readily available along Aigburth Road, Aigburth Vale and Lark Lane where between them offer a good selection of shops, bars and restaurants. Recreation facilities can be enjoyed at several nearby parks including Sefton Park and Princes Park, some of Liverpool's most premier green spots. There is popular schooling in the area across all age ranges and a good local transport service via both road and rail. Major road and motorway links are close by bringing Liverpool city centre and further conurbations to within easy reach.



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Property Features

A First Floor Apartment

Popular Residential Location

Well Proportioned Accommodation

Communal Stair Access

Reception Hall

Generous Formal Lounge

Fitted Kitchen

Two Double Bedrooms

En-Suite To Master Bedroom

Family Bathroom

Fully Double Glazed * Gas Central Heating

Allocated Parking

No Onward Chain

Viewing Highly Recommended

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The Accommodation

Communal Hallway:

With a staircase rising to the upper floor. The apartment is situated on the first floor.

Reception Hall:

Fitted with a solid timber door to the rear, central heating radiator, wood effect laminate flooring, built-in storage cupboard housing the meters and intercom system. Offering access into:



Lounge: 4.68m x 4.01 (15'4" x 4.01)

This generous lounge boasts a double glazed window to the front, central heating radiator, wood effect laminate flooring and spotlights. Also provides space for casual dining and offering interconnecting access into:



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Kitchen: 3.29m x 2.11m max (10'10" x 6'11") max

Fitted with a range of base, wall and drawer units over and incorporated by complementary work surfaces incorporating a 1 1/2 bowl stainless steel sink and drainer with mixer tap, gas hob and electric oven, plumbing for a washing machine, space for a fridge freezer, central heating radiator, wall mounted and housed combination boiler, wood effect laminate flooring, complementary tiled splash backs and spotlights.



Bedroom 1: 3.70m (12'2") increasing to 5.40m (17'9") x 3.23m (10'7")

A generous master bedroom suite boasts a double glazed window to the front, central heating radiator and offers en-suite facilities.



En-Suite Shower Room: 1.64m x 1.57m (5'5" x 5'2")

Fitted with a shower enclosure with plumbed in shower, low level WC, wash basin, chrome heated towel rail, tiled flooring and walls, spotlights.



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Bedroom 2: 3.70m x 2.45m (12'2" x 8')

An ample second bedroom boasts a double glazed window to the front, central heating radiator and wood effect laminate flooring.



Bathroom: 2.61m x 1.40m (8'7" x 4'7")

Fitted with a bath with plumbed in shower over, low level WC, wash basin, chrome heated towel rail, tiled flooring and walls and extractor.



Externally:

To the rear of the property there is an allocated car parking space.

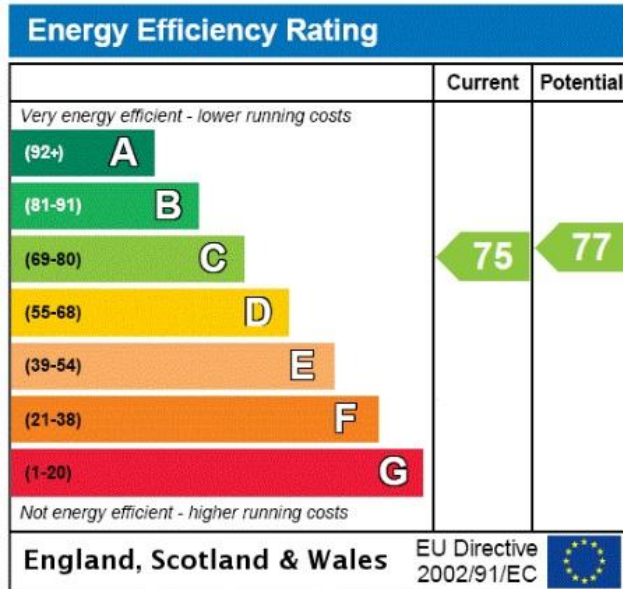
Tenure:

Leasehold.

Ref: FCD/SLB 24/10/17

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Energy Performance Rating



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SuttonKersh

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I recently used Sutton Kersh to sell my property. I found them highly efficient and their communication was excellent at all times. As individuals they were a pleasure to deal with and both practical and constructive with their advice. This was helped in no small measure by their strong knowledge of the local market. I would have no hesitation in choosing Sutton Kersh to handle a future house sale on my behalf. JM

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West Derby & Central Liverpool

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Liverpool L12 5HW

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Services Where applicable, we have not tested the mains services, central heating system or other appliances. Purchasers should therefore carry out their own checks.

Structural Alterations Where improvement works have been carried out to a property, the purchaser should make their own enquiries to verify that planning consent and/or building regulations approval were obtained where necessary.

Viewings By appointment.

Purchasing Procedure If you wish to make an offer on this property, please contact the office dealing with the sale. You would be well advised to do this before contacting your Bank, Building Society or Solicitor. Any delay may result in the property being sold elsewhere. Should your interest in this property be subject to the sale of your own home, then we shall be pleased to arrange for a free verbal valuation for you without obligation.

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