

## Halkyn Avenue, Sefton Park, L17



## For Sale - £375,000 Offers Over

### Key Features

- 4 Bedroom 1 Bathroom Terraced House
- EPC Rating: D
- Spacious Family Home Full of Character and Original Features
- Spacious Entryway with Stained Glass Window Front Door and Original Victorian Tiles
- Three Spacious Reception Rooms with an Abundance of Character Features Including Cast Iron Fireplaces, Stained Glass Windows and Decorative Coving
- Fitted Kitchen with Patio Doors Leading to Beautifully Kept Garden
- Spacious Feature Landing Area with Velux Windows Attracting an Abundance of Natural Light
- Four Spacious Bright and Airy Bedrooms with Original Wood Flooring
- Spacious Family Bathroom with Bath and Overhead Shower
- Charming Garden Featuring a Patio Area with Greenery and Vibrant Flowers
- Desirable Sefton Park Conservation Area (L17) Location - Close to Great Schools, Excellent Transport Links and Local Green Spaces
- Walking Distance to Sefton Park, Lark Lane and Princes Park

### Description

Nestled on the charming Halkyn Avenue in the heart of Sefton Park, L17, this exquisite terraced house brought to you by Atlas Estate Agents is a true gem. Offering a perfect blend of timeless elegance and modern comfort, this home is a dream come true for families seeking space, character, and convenience.

As you step through the front door, adorned with a stunning stained glass window, you're greeted by a spacious entryway. The original Victorian tiles underfoot set the tone for the character and history that flows throughout the home.

This home boasts three generously sized reception rooms, each exuding an abundance of character features. From the beautiful cast iron fireplaces to the intricate stained glass windows and decorative coving, these spaces are perfect for entertaining guests or enjoying cozy family evenings.

The fitted kitchen is both stylish and functional, with patio doors that lead out to a beautifully kept garden. Here, you'll find a patio area surrounded by lush greenery and vibrant flowers, offering a peaceful retreat for outdoor dining and relaxation.

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 136 square metres / 1,460 square feet
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Parking: On Street
- Outside Space: Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven (Double), Gas Hob

Ascend the staircase to a feature landing area, illuminated by Velux windows that flood the space with natural light. The upper floor houses four spacious, bright, and airy bedrooms, each with original wood flooring that adds to the home's charm and warmth.

The family bathroom is designed for both luxury and practicality, featuring a bath with an overhead shower, providing a perfect space to unwind after a long day.

Step outside to discover the garden, a true highlight of this property. With a delightful patio area and a vibrant array of flowers and greenery, it's the ideal spot for family gatherings, gardening, or simply enjoying the outdoors.

Located in the highly sought-after area of Aigburth, this home is just a short walk from the beautiful Sefton Park, the lively Lark Lane, and the tranquil Princes Park. The area boasts excellent schools, great transport links, and an abundance of local green spaces, making it a perfect choice for families.

This exceptional property on Halkyn Avenue is more than just a house; it's a place where memories are made, and families can truly thrive. Don't miss the opportunity to make this character-filled, spacious home your own. Contact Atlas Estate Agents today to arrange a viewing.

## Additional Images



Family Bathroom



Garden And Patio Area



Entrance



Staircase



Back Reception Room



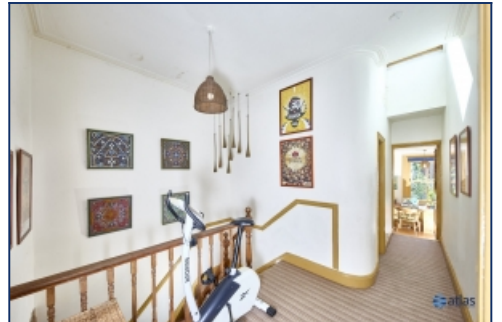
Back Reception Room 2



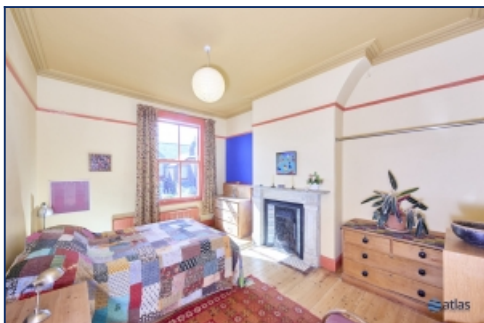
Kitchen



Kitchen



Landing



Bedroom 2



Bedroom 3



Bedroom 4



Garden And Patio Area



Garden And Patio Area

## Floor Plans



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