



**54 Ullet Road, Liverpool , Merseyside L17 3AT**  
**Asking price £259,950**

**bluerow**  
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Bluerow Homes are delighted to offer for sale this well situated Mews Cottage located in the grounds of a Victorian Mansion close to Sefton Park.

This property is double glazed with gas fired central heating and briefly comprises: Spacious, open plan Living room with patio doors leading to private courtyard garden. Fitted Kitchen with integrated appliances. Ground floor Cloaks room.

To the first floor there are three double bedrooms, master with En-Suite bathroom, two Double bedrooms have Juliet Style balconies. There is a family bathroom with roll top bath. The property is tastefully decorated throughout.

There is a good size courtyard garden to the rear and allocated parking.

There is no chain!

Viewings are recommended to appreciate all that this architectural designed property.

Figures to be verified  
Lease length 125 years from 2000  
Ground rent £50 per annum

Entrance

Floor to ceiling double ceiling window. Frosted screening on entry.

Cloaks Room

Ground floor W.c., and wash hand basin. Frosted double glazed window

Living Room

Large space with wooden flooring. Wooden laminate flooring. Double glazed window and door leading to private courtyard garden. Two storage cupboards one housing supply meters and Worcester Gas central heating boiler. Steps down to Dining Kitchen and stairs leading to upper floor.

Dining Kitchen

Good size dining kitchen, white wall, base and drawer units. Work surface providing break bar facility. Integrated appliances include fridge and freeze, gas hob, oven and extractor hood, washing machine and dishwasher. Stainless steel one and a half bowl sink with mixer tap. Five double glazed windows.

Landing

Gallery landing over Entrance. Carpet Flooring. Three Velux roof windows. Doors to all first floor rooms.

Master Bedroom

Double bedroom. Carpet flooring. Gas fired central heating radiator. Three double glazed windows and door leading to Juliet Balcony offering views over courtyard garden.

En-Suite Bathroom

Steps up to Bathroom white suite comprising; Sunken bath with shower attachment and glazed screen, Pedestal wash hand basin, W.C.. Tiled walls and floor.

Bedroom Two

Carpet flooring. Gas fired central heating radiator. Two Velux roof windows. Two doors on to landing and one to Master Bedroom

Bedroom Three

Double bedroom. Carpet flooring. Double glazed window and door leading to Juliet style balcony, offering views towards Victorian Mansion.

Bathroom

Four piece white suite comprising: Clawfoot bath with shower attachment. Low level W.C., Pedestal wash hand basin. Step up, glazed shower cubicle with fitted shower. Chrome heated towel rail. Tiled walls and floor. Two Velux roof windows.

Courtyard Garden

Hard landscaped private courtyard garden, with decked and flagged area's. Side gate offering external access as well as door leading from Living room.

Parking

Allocated car parking to the rear of the property.

