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Ascend

Built on higher standards



Millersdale Avenue, Liverpool

Offers Over £168,000

Beautifully Presented 3-Bedroom Home for Sale in L9 – Ideal for First-Time Buyers or Investors

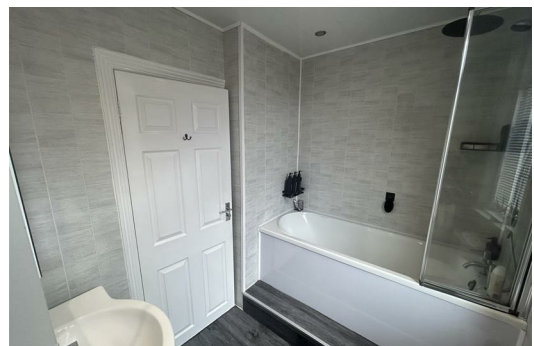
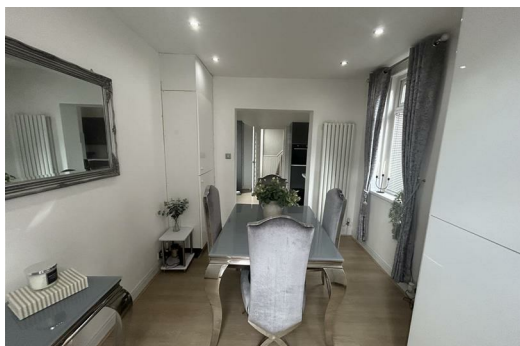
We're delighted to bring to market this beautifully presented three-bedroom house, located in a highly sought-after area just a stone's throw from Aintree Racecourse. Offering excellent transport links into the city centre and within walking distance of local schools and shops, this property is perfect for first-time buyers or savvy investors.

Upon entering the home, you are welcomed by a spacious hallway. To the left, there is a bright and airy living room, and to the right, a large kitchen and dining area finished to a high standard—ideal for modern family living and entertaining.

Upstairs, the property boasts three well-proportioned bedrooms, including two doubles and one single. The rooms feature high ceilings and charming original fireplaces, adding character and warmth.

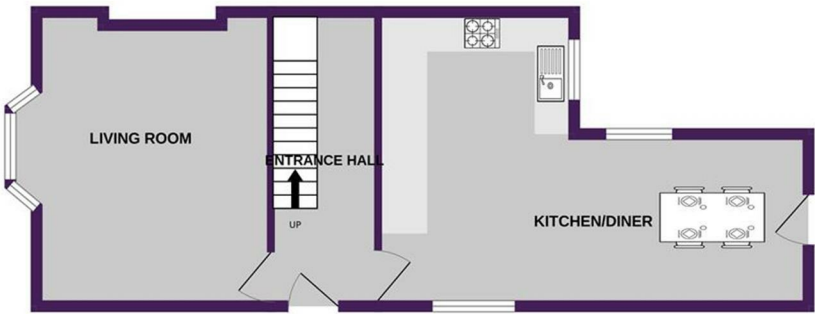
Externally, the property benefits from a small garden to the front and a private garden area to the rear—perfect for relaxing or outdoor dining.

Don't miss out—call us today to arrange a viewing!

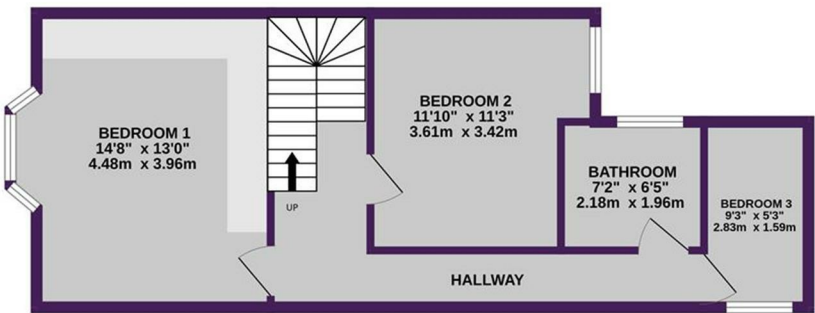


1 Millersdale Avenue, Liverpool, L9 0JU

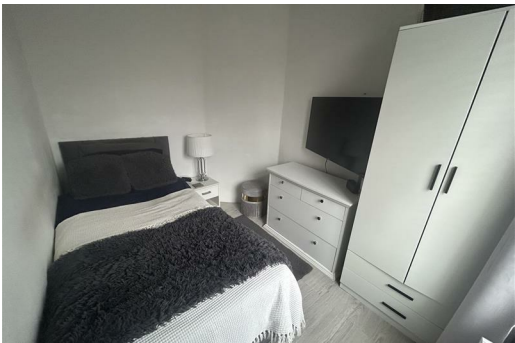
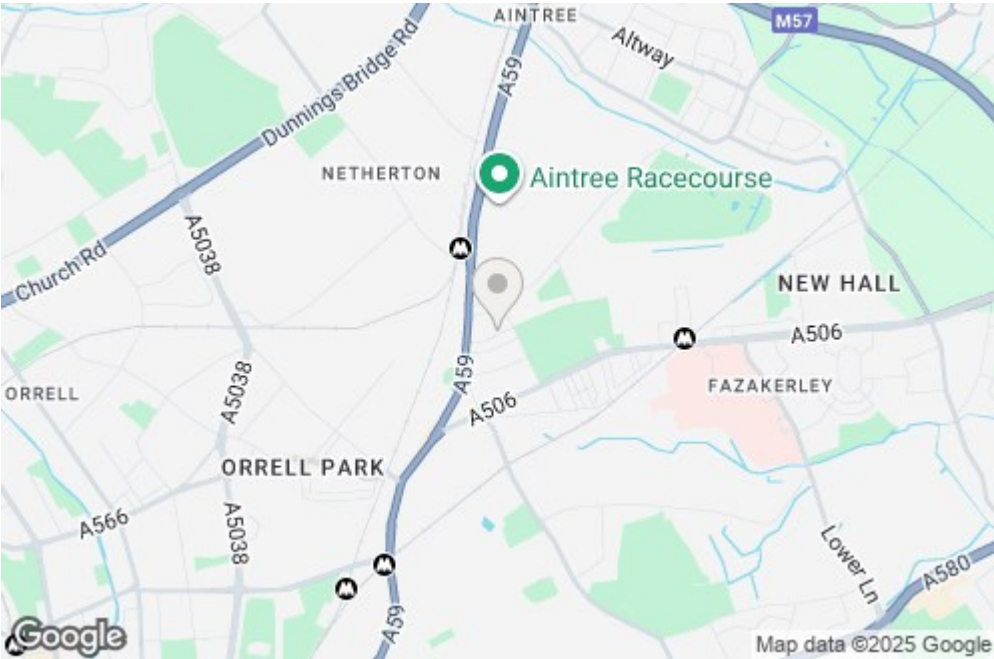
GROUND FLOOR
498 sq.ft. (46.3 sq.m.) approx.



1ST FLOOR
515 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA : 1013 sq.ft. (94.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating				Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	A	B	C	Very environmentally friendly - lower CO ₂ emissions	A	B	C
92-100	92-100	81-91	65-80	34-47	34-47	48-59	60-69
81-91	81-91	65-80	48-64	48-59	48-59	60-69	70-80
65-80	65-80	48-64	34-47	60-69	60-69	70-80	81-91
48-64	48-64	34-47	20-47	70-80	70-80	81-91	92-100
34-47	34-47	20-47	12-33	81-91	81-91	92-100	
20-47	20-47	12-33	6-11	92-100	92-100		
12-33	12-33	6-11					
6-11	6-11						
0-5	0-5						
Very energy efficient - higher running costs				Very environmentally friendly - higher CO ₂ emissions			