



## 44 Ince Avenue

Crosby, Liverpool, L23 7XF

£390,000



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## Ground Floor

### Canopy Porch

Open porch to front.

### Entrance Hall

5'10 x 17'04 (1.78m x 5.28m)

UPVC frosted part glazed door to front with UPVC double glazed stained glass windows to either side. laminate flooring. Radiator. Ceiling rose. Picture rail.

### Cloakroom/WC

UPVC double glazed stained glass leaded window to front. Radiator. Tiled flooring. Pedestal wash basin and close coupled W.C.

### Small Utility Room

4'02 x 6'09 (1.27m x 2.06m)

UPVC frosted double glazed window to side. Plumbed for washing machine and dryer. Extractor fan to side, downlights.

### Lounge

15'06 x 12'05 (4.72m x 3.78m)

UPVC double glazed bay style window to front elevation, radiator, picture rail, cast iron fireplace, HIVE thermostat.

### Dining Room (Opening to Kitchen)

14'11 x 11'4 (4.55m x 3.45m)

UPVC double glazed windows and door to rear. laminate flooring. Two radiators. Picture rail. Inset spotlights. Opening to:

### Open Plan Kitchen

10'10 x 10'09 (3.30m x 3.28m)

UPVC double glazed window to side. Range of

attractive wall, base and drawer units with integrated appliances including electric double oven with Bosch gas hob. Part tiled walls. Double doors to:

### Conservatory

14'2 x 8'11 (4.32m x 2.72m)

UPVC double glazed windows to side and rear. UPVC double glazed double doors to rear. laminate flooring. Radiator.

### Landing

Turned staircase to first floor. UPVC double glazed stained glass leaded window to side. Loft access. Storage cupboard.

### Bedroom One

15'3 x 11'3 (4.65m x 3.43m)

UPVC double glazed part stained glass leaded square bay window to front. Radiator. Solid wood flooring. Picture rail. Ceiling rose.

### Bedroom Two

14'01 x 11'05 (4.29m x 3.48m)

UPVC double glazed window to rear. Radiator. Picture rail. Ceiling rose.

### Bedroom Three

9'1 x 7'3 (2.77m x 2.21m)

UPVC double glazed window to front. Radiator. Solid wood flooring. Picture rail.

### Bathroom

9'2 x 6'10 (2.79m x 2.08m)

UPVC double glazed window to side. Tiled flooring and part tiled walls. White suite incorporating pedestal wash basin, close coupled W.C. and roll top bath with mixer tap and shower attachment.

Separate shower cubicle with power shower. Towel rail radiator. Extractor fan

### Front Garden

New block paved driveway, mature shrubs with stone border, outside light

### Rear Garden

Beautifully landscaped by current owner including, recently installed wrap around patio, four sleeper beds, outside sockets and tap, side access.



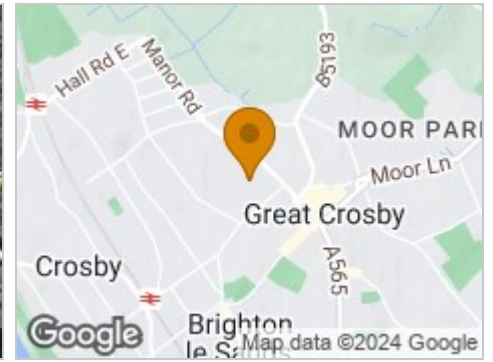
## Road Map



## Hybrid Map



## Terrain Map



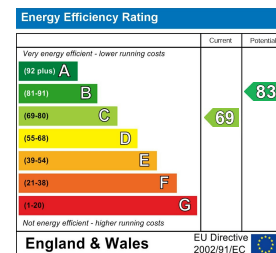
## Floor Plan



## Viewing

Please contact our Michael Moon Office on 0151 924 1000 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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