



## 3 Ince Road

, Liverpool, L23 4UE

£430,000



# 3 Ince Road

, Liverpool, L23 4UE

£430,000



## Ground Floor

### Porch

4'7 x 7'3 (1.40m x 2.21m)

UPVC frosted double glazed double doors and windows to front elevation, mosaic flooring, single glazed part frosted door leading to Hallway

### Hallway

10'2 x 17'2 (3.10m x 5.23m)

Carpet flooring, UPVC frosted double glazed window to front elevation with feature inlay, under stairs storage cupboard.

### Living Room

12'5 x 17'1 (3.78m x 5.21m)

UPVC double glazed double doors to rear elevation, carpet flooring, feature wall lights, low level heating, fireplace.

### Dining Room

12'2 x 12'2 (3.71m x 3.71m)

UPVC double glazed windows with feature inlay to front elevation, radiator, carpet flooring.

### Kitchen

12'5 x 8'3 (3.78m x 2.51m)

UPVC double glazed window to rear elevation, range of wall and base units, stainless steel sink with drainer and hot and cold taps, Worcester boiler, plumbing for white goods, part tiled splashback.

### Utility

9'3 x 7'7 (2.82m x 2.31m)

Single glazed wooden framed window to front elevation, access to car port, UPVC double glazed window and door to rear elevation.

## Bedroom

12'6 x 12'6 (3.81m x 3.81m)

UPVC double glazed bay style window with feature inlay to front elevation, fitted wardrobes, radiator, carpet flooring.

## Lounge/Bedroom

11'6 x 12'6 (3.51m x 3.81m)

UPVC double glazed window to rear elevation, radiator, wall lights, carpet flooring.

## Bathroom

7'10 x 8'6 (2.39m x 2.59m)

UPVC frosted double glazed window to side elevation, WC, wash hand basin, vinyl flooring, part tiled walls, bath with shower above, downlights.

## First Floor

### Landing

7'11 x 5'7 (2.41m x 1.70m)

Carpet stairs, wooden framed glazed bannister, storage in eaves, storage cupboard, airing cupboard.

### Bedroom

12'2 x 8'6 (3.71m x 2.59m)

UPVC double glazed window to side elevation, radiator.

### Bedroom

12'2 x 10'7 (3.71m x 3.23m)

UPVC double glazed feature inlay windows to front elevation, carpet flooring, radiator.

## Bedroom

12'2 x 9'2 (3.71m x 2.79m)

UPVC double glazed window to side elevation, radiator, wash hand basin.

## Externally

### Front Garden

Printed concrete driveway, in and out access, side access, car port, mature shrubs and trees, security light.

### Rear Garden

Large patio area, large artificial lawn, mature shrubs and trees, rear access, access to garage, outside security light.

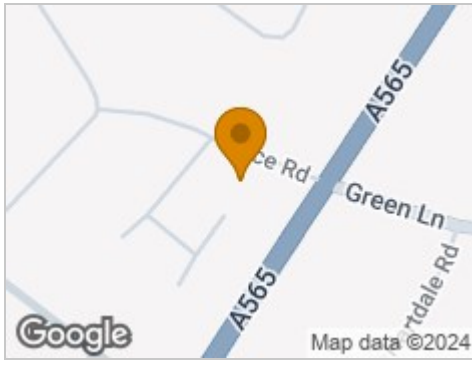
## Garage

22'0 x 8'05 (6.71m x 2.57m)

Up and over door, wooden framed single glazed frosted window to side elevation, power and lights.



## Road Map



## Hybrid Map



## Terrain Map



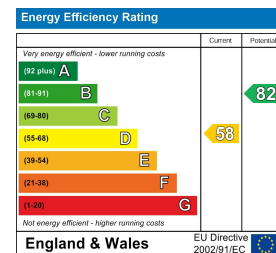
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.