







## welcome to

# Ivanhoe Road, Aigburth Liverpool

Offered with no chain This tastefully modernised two bedroom tri-plex apartment offers deceptively spacious modern open plan living accommodation and two double bedrooms both with en-suite facilities Retaining many original features including full height windows this demands internal inspection













#### **Entrance Porch**

Stairs to first floor.

#### **Entrance Hall**

Radiator, steps to bedroom access to first floor.

#### Lounge

16' 4" x 14' 6" ( 4.98m x 4.42m )

Full length double glazed window to the front, wall lights, step up to open plan dining room.

## **Dining Room**

11' 1" x 6' (3.38m x 1.83m)

Full length double glazed window to the front, radiator, wall lights.

#### Kitchen

16' 9" x 9' 6" ( 5.11m x 2.90m )

Fitted kitchen with wall and base units, full length window to the rear, sink and drainer with bowl incorporating granite work surfaces, electric oven and hob with cooker hood, breakfast bar divides into one breakfast area.

### **Utility Room**

Wall units, plumbing for washing machine incorporating work surfaces, door to dining room.

## Landing

Stairs to entrance hall, double glazed window to the side, stairs to bedroom one and bedroom two, radiator.

#### **Bedroom One**

17' 8" x 10' 8" ( 5.38m x 3.25m )

Double glazed window to the front, fitted wardrobes, radiator, open to en suite.

#### **En Suite**

Double glazed window, shower cubicle, vanity unit, WC, part tiled, radiator towel rail.

### **Bedroom Two**

11' 6" x 12' 5" ( 3.51m x 3.78m )

Double glazed window to the front and rear, fitted

wardrobes, radiator.

#### **En Suite**

Double glazed window, bath with mixer taps, WC, shower, vanity unit, towel rail, dressing mirror.





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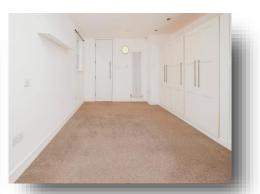
- Superb two bedroom tri-plex apartment
- Both double bedrooms have en-suite facilities
- Modern open plan lounge/dining room/ kitchen with breakfast area
- Both bedrooms have quality fitted wardrobes
- Much sought after location close to restaurants and wine bars

Tenure: Leasehold EPC Rating: E

offers in the region of

£210,000









Please note the marker reflects the postcode not the actual property

## view this property online jonesandchapman.co.uk/Property/ALT121327

This is a Leasehold property with details as follows; Term of Lease 129 years from 01 Apr 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref: ALT121327 - 0008 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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