



Ivanhoe Road, Aigburth Liverpool L17 8XF

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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welcome to

Ivanhoe Road, Aigburth Liverpool

- 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](https://www.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

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