









welcome to

The Old Fire Station Ivanhoe Road, Aigburth Liverpool

A bespoke ground floor two bedroom apartment with its own private rear access via an enclosed secure courtyard/ parking area Boasting many features to reflect the age and character the main building was once a local fire station and can only be truly appreciated by an internal inspection













Internal Hall

Leaded window into kitchen, radiator.

Lounge

17' 7" x 11' 10" (5.36m x 3.61m)

Double glazed window to the rear, radiator.

Kitchen

14' 8" x 10' 2" (4.47m x 3.10m)

Fitted kitchen with wall and base units, work surfaces incorporating a one bowl stainless steel sink and drainer, electric oven, gas hob with cooker hood over, plumbing for washing machine, radiator, leaded internal window, radiator, tiled floor, storage cupboard, single glazed window to the front, door into court yard.

Bedroom One

12' 2" \times 11' 11" ($3.71m \times 3.63m$) Double glazed window to the front, built in wardrobes, radiator.

Bedroom Two

11' 8" x 9' 11" ($3.56m \times 3.02m$) Double glazed window to the front, radiator.

Bathrrom

Double glazed window to the front, free standing bath with mixer tap with shower unit attached, wash hand basin, extractor fan, W.C, part tiled.

External

Private rear access across an enclosed cobbled courtyard with electric gates and private parking





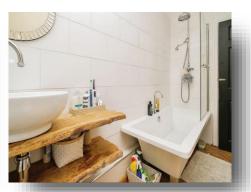
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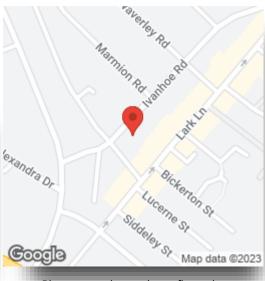
- A beautifully presented two bedroom ground floor apartment
- Housed in a building of great character which what was many years ago a fire station
- Two spacious bedrooms (one with built in furniture)
- Good size bathroom fitted with a free standing bath and finished to reflect the age of this property
- Private rear access across an enclosed cobbled courtyard with electric gates and private parking

Tenure: Leasehold EPC Rating: C









Please note the marker reflects the postcode not the actual property

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Property Ref: ALT121466 - 0005 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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