



## 10 Ashbourne Avenue

, Liverpool, L23 8TX

**Offers in the region of £725,000**



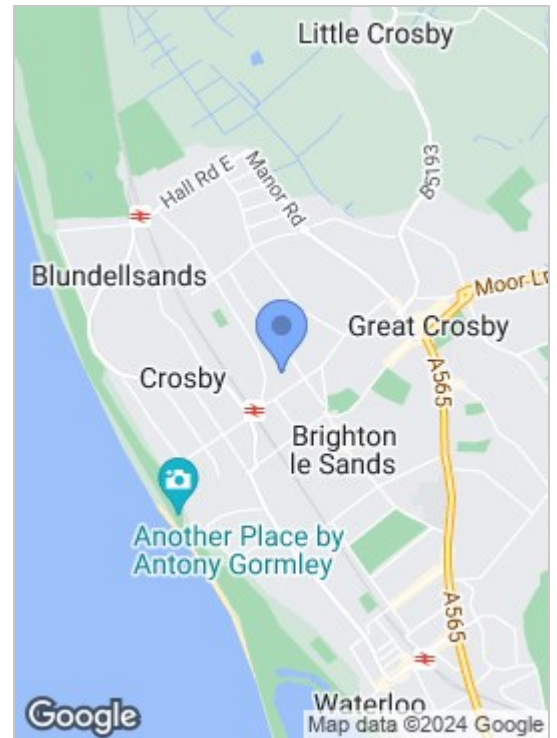
Abode are pleased to offer for sale this beautiful, extended FOUR BEDROOM family home situated within one of Merseyside's affluent and sought after locations - Blundellsands. Whilst offering original features throughout, the property provides a contemporary way of living for any modern family. Ashbourne Avenue offers any buyer a tranquil setting yet ideally located for an abundance of local amenities all on its doorstep. Crosby beach and train station offering ideal links to the city centre are a short stroll away, whilst Crosby Village and College Road with its selection of shops, restaurants and bars are within easy access. Schools - including Merchant Taylors and St Marys private establishments and sought after primary and secondary state schools are within minutes away!!!!!!

The property briefly comprises; Entrance porch, opening up to large hallway, separate lounge and office with front aspect. To the rear of the house there is an magnificent open plan kitchen/dining/family room/orangery PLUS large pantry and utility room, with a WC room to the ground floor. To the first floor are FOUR bedrooms - master bedroom suite with luxury ensuite shower room and contemporary family bathroom. Outside offers a fantastic outdoor space with kitchen area including pizza oven and BBQ. Garden room with indoor seating area. The front and rear gardens are well established - the rear garden wraps around the house. The property has been installed with UPVC double glazing, gas fired central heating system and benefits from off road parking for multiple cars.  
LEASEHOLD





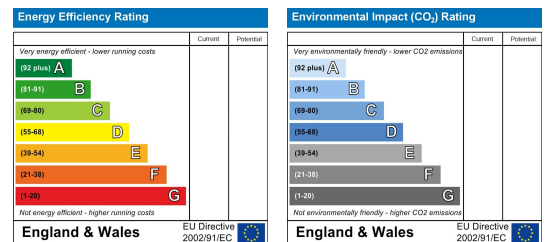
## Area Map



## Floor Plans



## 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.

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