



## 3A Ivanhoe Road

Crosby, Liverpool, L23 3AH

**Offers over £625,000**



Abode are pleased to offer for sale this LUXURY EXTENDED SIX BEDROOM DETACHED family home situated within one of Merseyside's affluent and sought after locations - Blundellsands. This property provides a contemporary way of living for any modern family. Ivanhoe Road 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; Large Entrance porch, opening up to large hallway with WC and separate front lounge. To the rear of the house there is a beautiful contemporary open plan kitchen/dining/family room leading to a sizeable conservatory with access to the garden all to the ground floor. To the first floor are SIX bedrooms - TWO bedrooms with ensuite shower room and contemporary family bathroom.

Outside offers a great garden space to the rear and the front benefits from off road parking for multiple parking and garage with internal access. The property has been installed with UPVC double glazing and gas central heating.

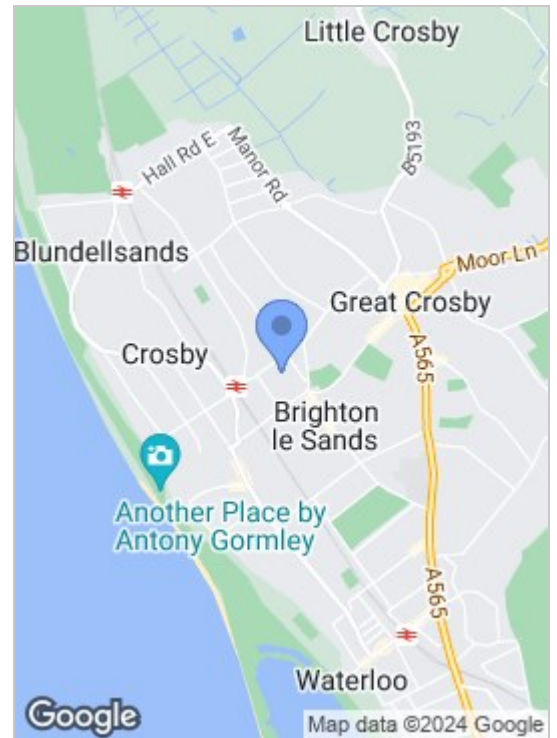
ONE NOT TO BE MISSED!

Council Tax - F

EPC - B



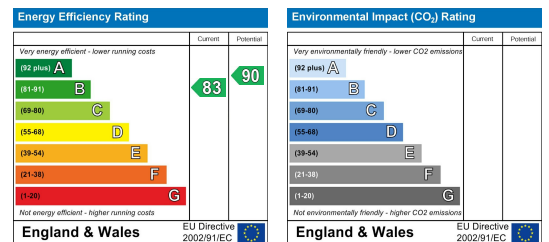
## Area Map



## 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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