



25 Ince Road

Liverpool, L23 4UE

Offers over **£799,950**

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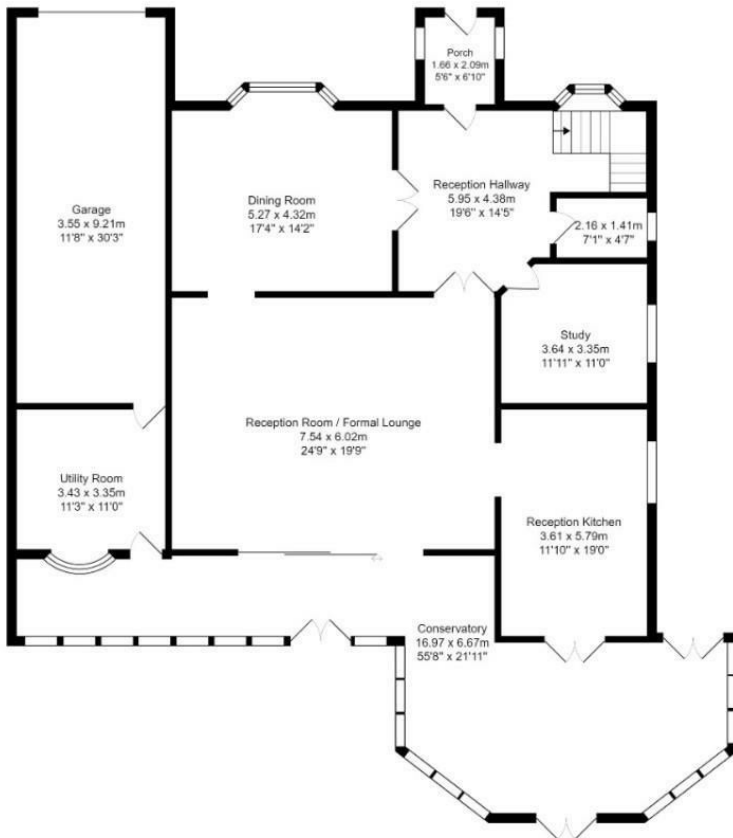
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Liverpool, L23 4UE

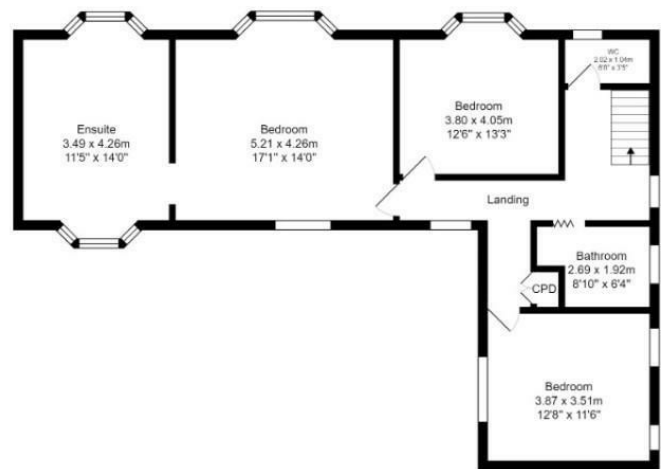
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Ground Floor



1st Floor



Total Area: 321.9 m<sup>2</sup> ... 3465 ft<sup>2</sup>

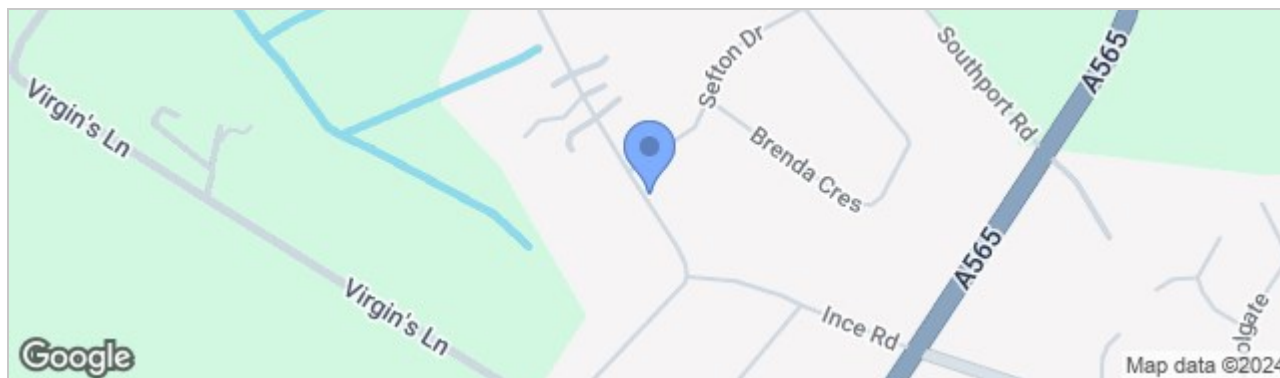
All measurements are approximate and for display purposes only







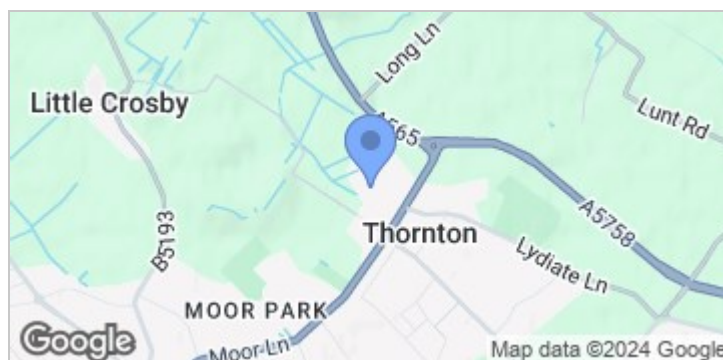
## Road Map



## Hybrid Map



## Terrain Map



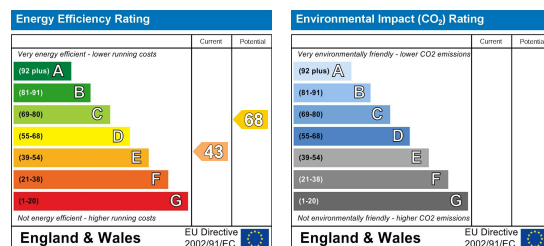
- **RARE OPPORTUNITY**
- **SITUATED ON A LARGE PLOT**
- **BACKING ONTO PICTURESQUE COUNTRYSIDE**
- **DETACHED FAMILY HOME**
- **APPROXIMATELY 1/3 OF AN ACRE**
- **SWIMMING POOL**
- **EXCELLENT LOCAL SCHOOLS**
- **SOUTH FACING GARDEN**
- **EN-SUITE TO MASTER BEDROOM**
- **GARAGE AND OFF ROAD PARKING**

## Viewing

Please contact our Crosby Office on 01519093003 if you wish to arrange a viewing appointment for this property or require further information.

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.

## Energy Efficiency Graph



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