



## 49 Ince Avenue

Crosby, Liverpool, L23 7XE

**Offers over £425,000**



Nestled on Ince Avenue in the charming area of Crosby, this delightful semi-detached family home presents a wonderful opportunity for those seeking a blend of comfort and convenience. With its period features and well-maintained interiors, this four-bedroom residence is perfect for families looking to settle in a vibrant community.

Upon entering, you are greeted by a welcoming porch that leads into a spacious hall, setting the tone for the rest of the home. The ground floor boasts two generously sized reception rooms, ideal for both entertaining guests and enjoying quiet family evenings. The fitted kitchen is functional and well-equipped, making meal preparation a pleasure. Additionally, a convenient downstairs shower room enhances the practicality of the living space.

As you ascend to the first floor, you will find four well-proportioned bedrooms, each offering a comfortable retreat for family members. The attractive family bathroom is thoughtfully designed, providing a relaxing space for unwinding after a long day.

This property benefits from double glazing and gas central heating, ensuring warmth and energy efficiency throughout the seasons. Its prime location offers easy access to Crosby Village, Blundellsands, and a variety of

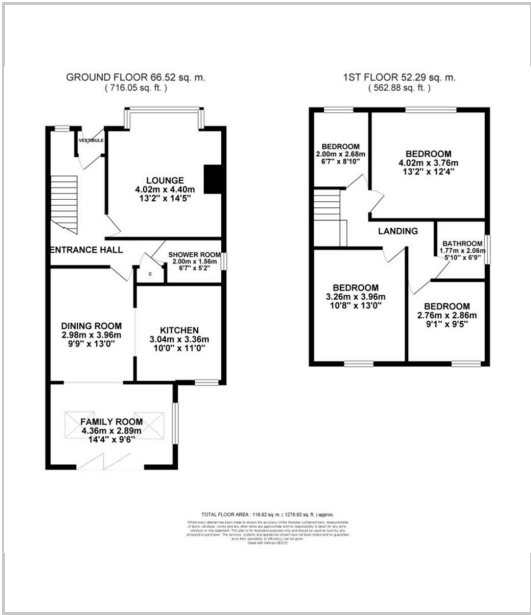




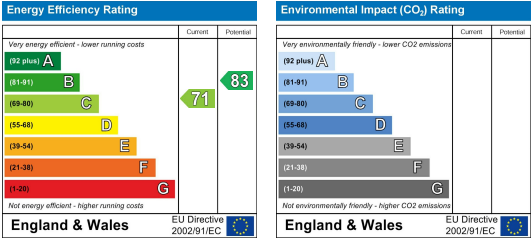
Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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