



8 Ivanhoe Road, Liverpool, Merseyside L17 8XG

Offers In Excess Of £220,000

Berkeley Shaw is delighted to showcase this fabulous ground floor, two-bedroom duplex apartment, that is perfectly located on Ivanhoe Road in the heart of the leafy and desirable suburb of Sefton Park. This property is immaculately presented and finished to an exceptionally high standard throughout, offering contemporary and spacious living accommodation.

The property has a private entrance leading to a welcoming hallway. There is a bright and spacious lounge with original features, finished in tasteful décor. The large modern fitted kitchen diner has high-spec integrated appliances, which include a gas hob with an integrated oven, fridge, freezer, dishwasher and washing machine. Stairs lead down to two double bedrooms and a newly fitted family bathroom. The master bedroom benefits from a high-end newly fitted-suite bathroom.

This remarkable property also benefits from new carpets throughout, a new Worcester Bosch boiler, 2 allocated parking spaces, a private courtyard and an alarm system. The basement is also fully tanked, with a 10-year warranty,

Early inspection of this luxury apartment is strongly advised to appreciate the high quality and generous proportions this home has to offer.



Hall

6'6" x 9'10" (2.0 x 3.0)

New carpet, radiator, intercom

Living Room

14'9" x 16'0" (4.5 x 4.9)

Full of original features, ceiling rose, sash windows, 3 radiators, wooden engineered floor

Kitchen Dining Room

11'5" x 14'9" (3.5 x 4.5)

Range of modern wall and base units, inset one-and-a-half stainless steel sink, Gas hob, built-in fridge, freezer, dishwasher and washing machine, wooden engineered floor, radiator.

Storage Room

6'6" x 4'3" (2.0 x 1.3)

Stairwell

6'6" x 11'9" (2.0 x 3.6)

Radiator, new carpet, storage room

Family Bathroom

6'6" x 5'2" (2.0 x 1.6)

New high-end tiles and fittings, built-in bath with overhead shower, heated towel rail, concealed toilet, wall mounted sink

Master Bedroom

14'1" x 10'5" (4.3 x 3.2)

Window onto a private courtyard, UPVC Windows, new carpets, radiator, ensuite

Ensuite

8'2" x 3'11" (2.5 x 1.2)

High-end fittings and tiles, walk-in mixer shower, concealed toilet, wall mounted sink

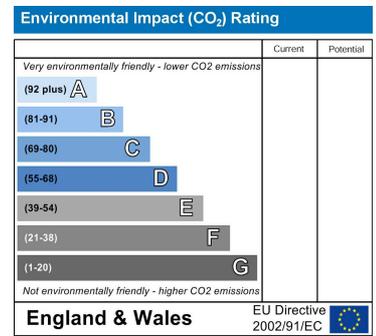
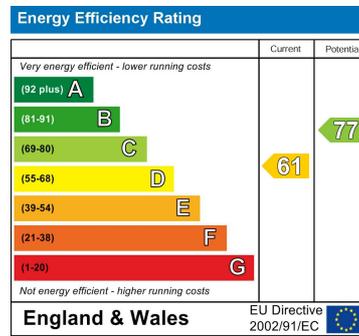
Bedroom 2

12'1" x 12'9" (3.7 x 3.9)

New carpet, fitted wardrobes, 2 UPVC windows, view of front garden

Outside

Parking for 2 cars and a private courtyard to the rear.



Berkeley Shaw Estate Agents Limited.
Company No. 0784754

Berkeley Shaw Real Estate Limited.
Company No. 05206927

