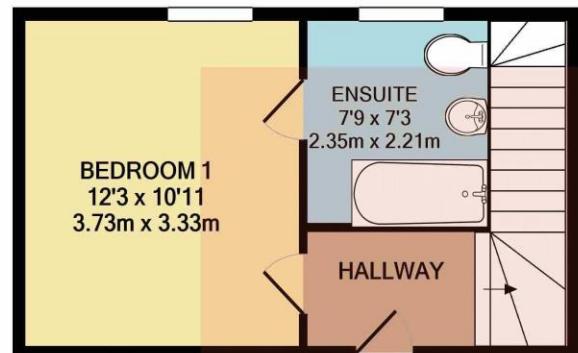


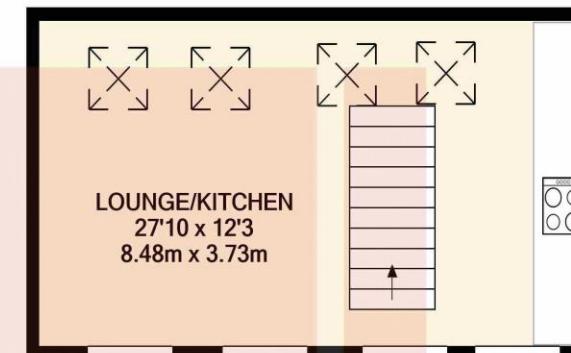
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GROUND FLOOR



2ND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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Tenure: Leasehold

The Small Print...

Agents Note: These particulars are thought to be correct, though their accuracy cannot be guaranteed and they do not form part of any contract. Please note that we have not tested any apparatus, fixtures, fittings or services and as such cannot verify that they are in working order or fit for their purpose. Furthermore, solicitors should confirm that moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore, if intending purchasers need accurate measurements to order carpeting, or to ensure existing furniture will fit, they should take such measurements themselves.

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- Highly desirable location
- Set across three floors
- Private entrance

- Finished to high specification
- Secure parking
- No chain



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About the property...

Welcome to this stunning two bedroom apartment, brought to the market by Venmores. This beautiful three storey apartment is hidden away on the highly sought after Ivanhoe Road and has its own private entrance. Finished to a quality specification throughout and nearby many amenities which include Sefton Park and the vibrant Lark Lane, this could be the perfect step onto the ladder for a first time buyer. The property is accessed via a private entrance opening into the ground level which offers access to the first bedroom with a luxurious en-suite bathroom. The first floor presents a further bedroom with fitted wardrobes and access into the stylish Jack & Jill shower room. The top floor continues to impress by offering the best in modern living. This open plan living space is bathed in natural light via the sky lights and double glazed sash windows. There is also a modern fitted kitchen and plenty of space for entertaining guests. Externally there is secure gated parking. Being offered with no ongoing chain, viewing is highly recommended

About the location...

Ivanhoe road is situated in a highly sought after location in Aigburth. With a wealth of local amenities situated on its doorstep, such as shops, bars and restaurants located on either the bohemian Lark Lane or with easy access to Aigburth Drive. Also set on the fringes of Sefton Park one of Liverpool's premier green spots. Another advantage is strong public transport links into the City Centre itself.



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