



**255 Ince Avenue, Liverpool, Merseyside L4 7UU**  
**Offers in the region of £115,000**

**bluerow**  
SALES | LETTINGS | INVESTMENTS

Bluerow Homes are pleased to welcome to the market this three bedroom mid terrace property located on Ince avenue.

The property is perfectly located in a desirable residential area and would make a wonderful family home or likewise be a great investment opportunity, Prime location giving convenient access to local shops, supermarkets, schools and has excellent transport links into the city.

The property itself comprises of a porch/ entrance hallway leading to a generously sized living and dining room through to a separate kitchen and rear yard. To the upper level you will find 3 bedrooms and a newly fitted modern bathroom.

Council Tax band A

EPC Rating C

Viewing highly recommended

Sold as seen



### **Porch/ Hallway**

Hardwood flooring throughout, radiator and door through to living and dining room. Carpeted stairs to upper level.

### **Living room**

Hardwood flooring throughout, radiator, gas fire and fireplace. Folding doors into dining room and bay window.

### **Dining room**

Hardwood flooring, double glazed window, electric fire and fireplace. Folding door to kitchen.

### **Kitchen**

Step down into the kitchen area which comprised of a modern fitted kitchen consisting of wall drawer and base units, stainless steel sink and drainer, integrated washing machine and dishwasher, space for fridge freezer. Double glazed windows and door to rear yard.

### **Bedroom One**

Laminate flooring, fitted wardrobes, radiator and double glazed window.

### **Bedroom Two**

Floor boards, radiator, fitted cupboard and double glazed window.

### **Bedroom Three**

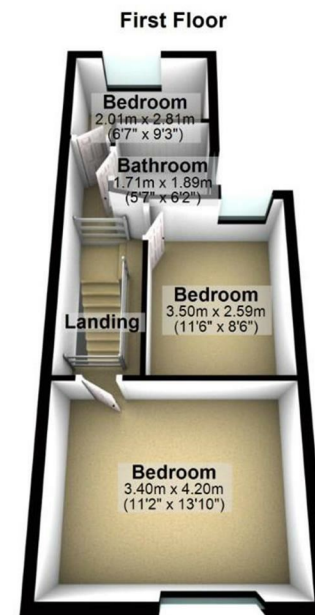
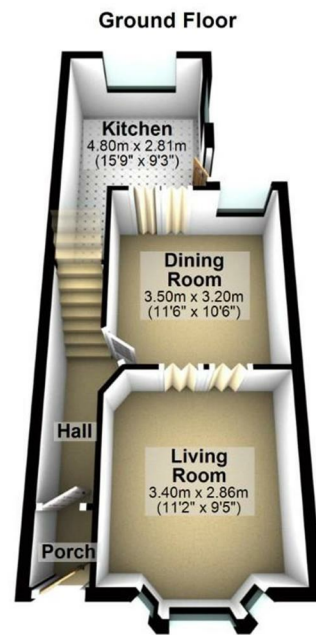
Laminate flooring, radiator and double glazed window.

### **Bathroom**

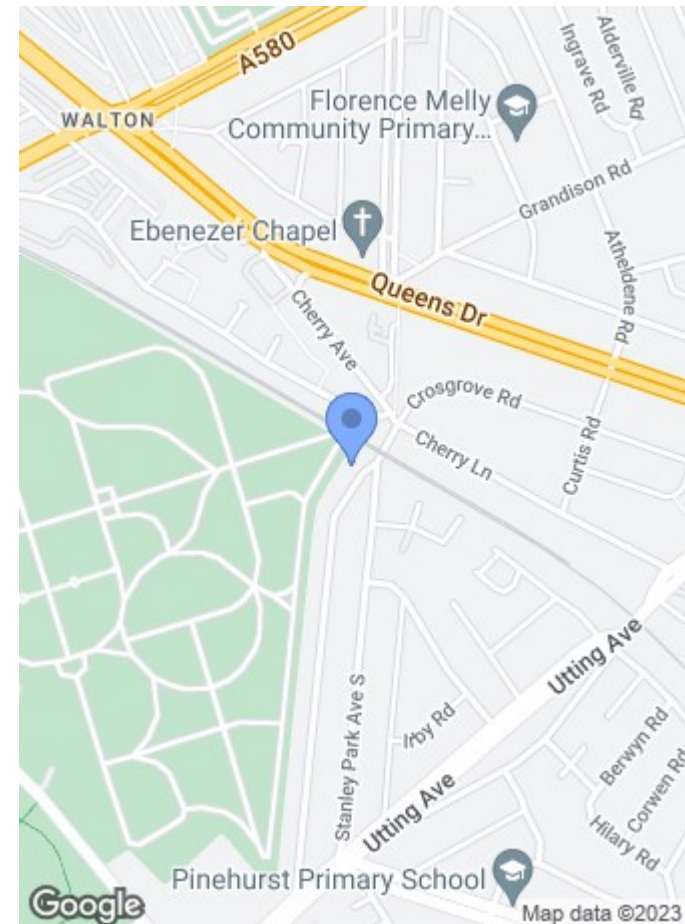
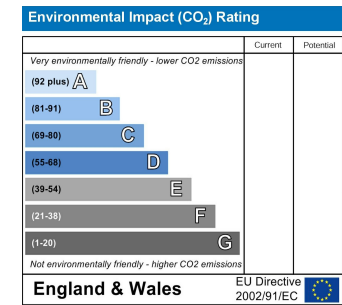
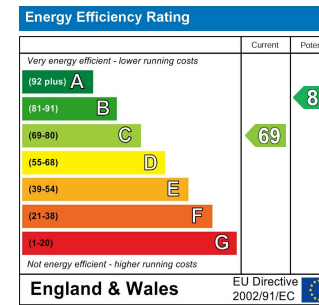
White fitted suite comprising of vanity sink with a fitted mirrored wall cupboard, WC and stylish walk in shower with chrome fixtures and pull down shower seat, chrome heated towel rail and double glazed window.

### **Yard**

Rear yard with entry access via gate







116 Duke Street, Liverpool, Merseyside, L1 5JW  
 Tel: 0151 709 9638  
 sales@bluerowhomes.co.uk  
 www.bluerowlettings.com