



**15 Ilford Avenue, Liverpool, Merseyside L23 7YE**  
**Asking price £385,000**

**bluerow**  
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Bluerow Homes are delighted to offer for sale a lovely character, semi detached family home. This well presented and extended five bedroom house is situated in a highly sought after L23 location.

With a range of amenities in close proximity such as shops, supermarkets, excellent transport links and a number of top quality schools in the area, Ilford Avenue has much to offer the discerning buyer.

The property itself briefly comprises an vestibule entrance, hallway, two reception rooms, downstairs cloaks and stunning open plan kitchen/dining and breakfast room all to the ground floor. To the first floor there are four good sized bedrooms and modern four-piece family bathroom. To the second floor there is a master bedroom with Ensuite and dressing area. Outside there is a good, west facing rear garden laid to lawn & to the front there is a landscaped area and driveway to provide off road parking.

AN INTERNAL INSPECTION IS HIGHLY RECOMMENDED.



### **Vestibule Entrance**

Composite Door. Tiled Floor with inset door Mat. Half glazed internal door leading to hall.

### **Hallway**

Lovely bright and airy space. Wood laminate flooring. Stairs leading to upper floors. Upvc double glazed leaded window. Under stair storage cupboard. Two radiators. Cupboards housing meters. Alarm panel. Doors to all rooms.

### **Front Reception**

Large Upvc double glazed leaded bay window. Wood laminate flooring. Inset gas fired living flame with wooden fire surround. Ceiling lighting.

### **Fitted Kitchen**

Open plan fitted kitchen comprising; Wall, base and drawer units with pelmet lighting in a soft grey finish with complimenting work surfaces. Integrated appliances include: Fridge and Freezer, Dishwasher, Gas Hob, Oven and chimney style cooker hood. Ceramic one and half bowl sink with mixer tap. Double glazed leaded window to side aspect. Double glazed French doors to rear reception. Wood laminate flooring open to;

### **Dining/Breakfast Room**

Wood laminate flooring. Ceiling light. Radiator. Granite hearth and space for fire. (wood burner not included). French doors to rear garden. Open to Kitchen.

### **Rear Reception**

A light and bright rear reception with two Velux roof window. Five double glazed windows and French doors to garden. Tiled flooring.

### **Cloaks/Utility Room**

Low level W.C., and pedestal wash hand basin with tile splash back. Gas fired central heating combi boiler. Space for Washing machine and Tumble dryer. Radiator. Double glazed Upvc frosted door leading to side access of the property.

### **First Floor Landing**

Carpeted stairs and landing. Ceiling lighting. Doors to all First floor rooms.

### **Rear Bedroom Two**

Good size double bedroom. Upvc double glazed window overlooking the garden. Original Cast iron feature fire place. Ceiling light. Carpet flooring. Radiator.

### **Front Bedroom Three**

Good size double bedroom. Upvc double glazed window with front aspect. Original Cast iron feature fire place. Ceiling light. Carpet flooring. Radiator.

### **Front Bedroom Four**

A double bedroom. Upvc double glazed window with front aspect. Ceiling light. Carpet flooring. Radiator.

### **Family Bathroom**

White three piece suite comprising: Panel bath with Shower over. Low level W.C., Pedestal wash hand basin. Tiled walls and floor. Two frosted double glazed windows. Chrome heated towel rail. Down Lights.

### **Rear Bedroom Five**

A double bedroom. Upvc double glazed window with rear garden aspect. Original Cast iron feature fire place. Ceiling light. Carpet flooring. Radiator.

### **Stairs to Second Floor**

Velux roof window. Carpet flooring. Door leading to:

### **Master Bedroom One**

A good size suite comprising: Large double glazed window with rear aspect. Carpet flooring. Wall to wall fitted wardrobes with sliding mirrored doors. Radiator. Doors leading to En-suite and Dressing area.

### **En-Suite Shower Room**

Three piece suite comprising Step up Fitted shower with built in screen. Pedestal wash hand basin. Low level w.c., Chrome heated towel rail. Frosted double glazed window. Ceiling lights.

### **Dressing Area**

Carpet flooring. Frosted double glazed window. Double lights. Radiator. Cupboard to eaves.

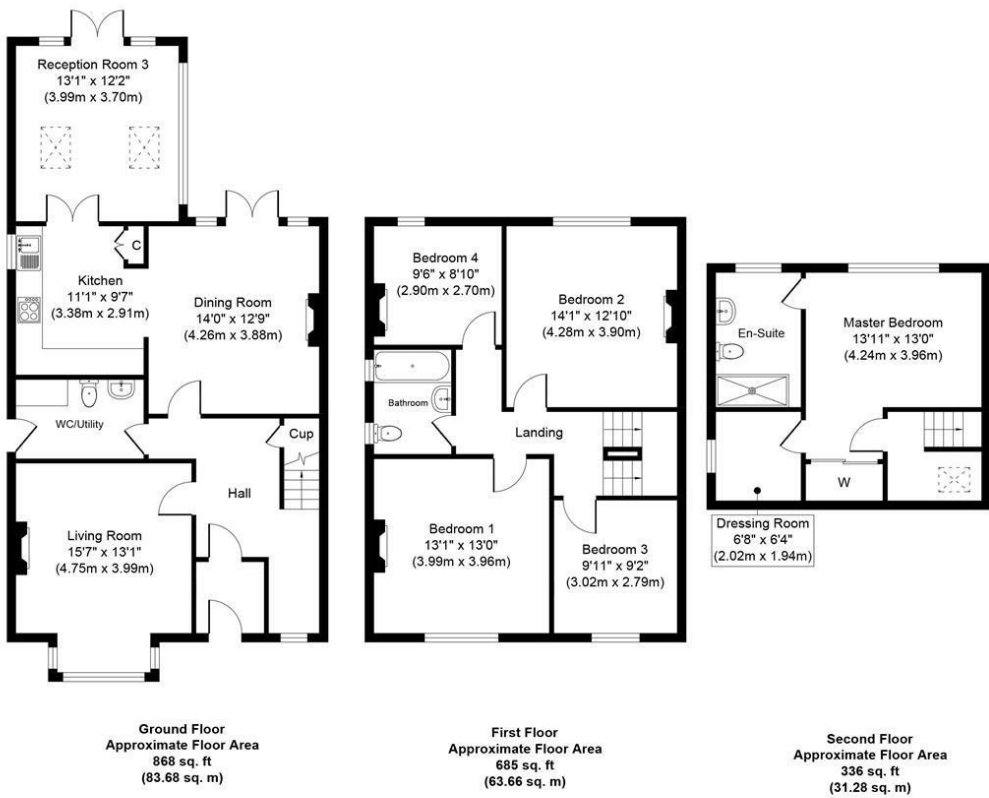
### **Parking and Gardens**

To the front there is a gravel path providing off road parking for one car. Landscaped and mature planted garden. Side access leading to rear garden.

Rear garden with westerly position is laid to lawn with Tree and planted areas to the rear border.



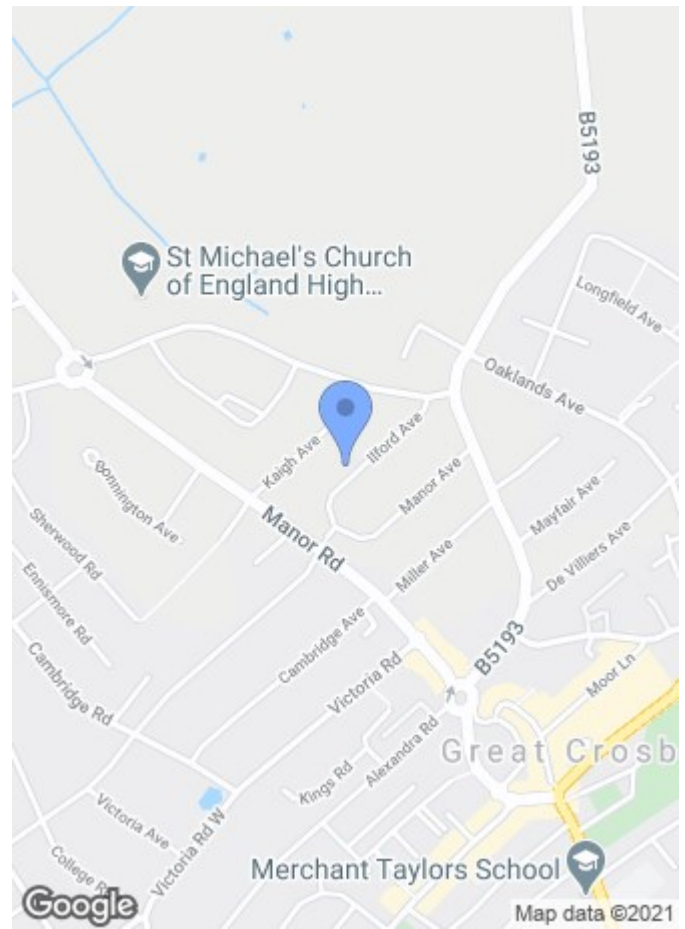




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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		64	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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