



**13 Ivy Avenue, Liverpool**  
Liverpool

**£170,000**

# 13 Ivy Avenue

Liverpool, Liverpool

Enjoying a prime position on Ivy Avenue in the highly favoured area of Cressington, L19, is this charming two bedroom terrace home, welcomed to the sales market by appointed agents Move Residential. Available for sale with no onward chain, this well-proportioned and beautifully maintained property presents an opportunity not to be missed for investors or first-time buyers looking to get on the property ladder.

Following through the vestibule, you are greeted into the home by a bright and spacious family lounge, boasting a feature fireplace and wood style flooring which flows through to the second substantial reception room. Continuing through you will find a sizable kitchen complete with a range of fitted base and wall units and plentiful worktop space, and concluding the ground floor is a contemporary style family shower room.

Continuing up to the first floor, you will discover two generously sized double bedrooms, each receiving plenty of natural light, with the master further benefitting from fitted wardrobes.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





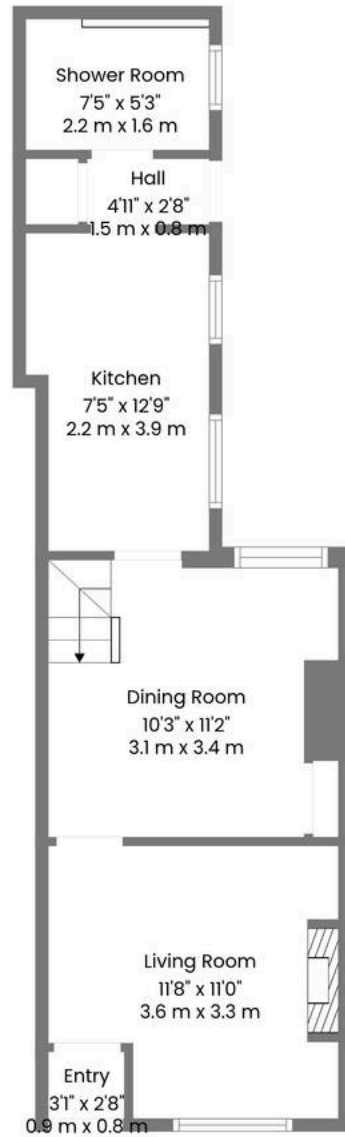
- Charming Two Bedroom Terrace Property
- Located In Favoured Area Of Cressington
- Well-Proportioned & Beautifully Maintained
- Available For Sale With No Onward Chain
- Vestibule & Two Spacious Reception Rooms
- Fitted Kitchen & Downstairs Shower Room
- Two Bright & Substantial Double Bedrooms
- Ideal For Both First Time Buyers & Investors

Location: Cressington is in close proximity to the John Lennon international airport, a bustling retail park, home to some of the biggest retail chains in the UK including M&S, B&Q and Next, a Crown Plaza hotel in the beautifully restored Art Deco former airport building and, as ever, the 500 year old, National Trust owned Tudor manor house of Speke Hall. The property is in close proximity to a major highlight of the neighbourhood - the prestigious Grassendale and Cressington Parks. Grassendale and Cressington Parks, begun in 1845 and 1846, respectively, and were the second and third of Aigburth's walled riverside housing developments, remaining an exclusive area with plenty of old world charm along its leafy roads. The Esplanade, which they share, has a fine location with glorious views over the River Mersey and showcases the elegant late Georgian and early Victorian villas. Additionally, features of the Grassendale area which were once used as examples of its decline, such as the closed Bryant and May match factory, are now pointed out as symbols of its regeneration due to the award winning Urban Splash redevelopment of this landmark building. Housing is largely traditional terraced property with smaller detached and semi detached homes within the newer estates and give buyers a 'value for money' option in a rapidly improving location.

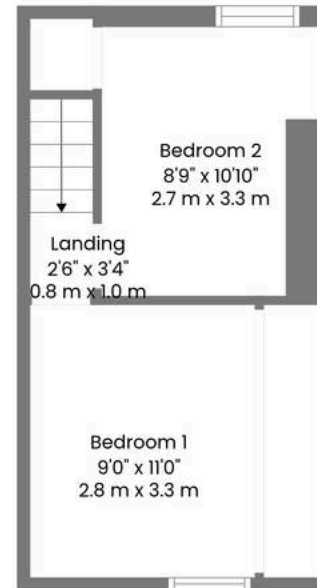








1st Floor



2nd Floor

**TOTAL: 673 sq. ft, 62 m<sup>2</sup>**

1st floor: 414 sq. ft, 38 m<sup>2</sup>, 2nd floor: 259 sq. ft, 24 m<sup>2</sup>

EXCLUDED AREAS: WALLS: 97 sq. ft, 10 m<sup>2</sup>

