



Ionic Road, Old Swan
Liverpool

£190,000



- Charming Three Bedroom End Terrace Property
- Located In Popular Residential Area Of Old Swan
- Well-Proportioned & Finished To High Standard
- Entrance Hall & Welcoming Bay-Fronted Lounge
- Modern Open Plan Kitchen Diner & Utility Room
- Two Spacious Double Bedrooms & Single Room
- Luxury Three-Piece Bathroom Suite & Loft Room
- Low-Maintenance Enclosed Yard To The Rear

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

Ionic Road

Old Swan, Liverpool

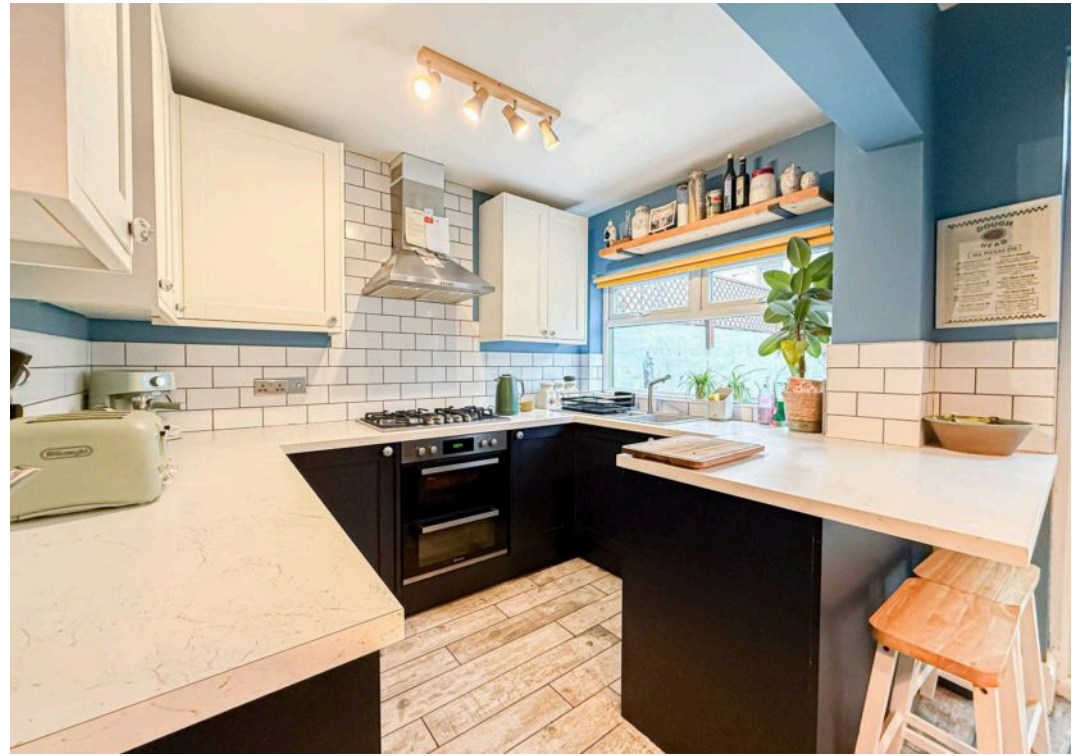
Located with the popular residential community of Old Swan, L13, is this charming three bedroom end terrace property, welcomed to the sales market by appointed agents Move Residential. Well-proportioned and finished to an impeccable standard throughout, this presents an opportunity not to be missed for first time buyers looking to get on the property ladder.

An inviting entrance hall greets you into the property, leading through to a spacious family lounge, which enjoys a tasteful décor and a bay window flooding the space with natural light, presenting a welcoming space to relax and unwind. This is followed by an open plan kitchen diner complete with a range of stylish fitted base and wall units, complementary worktops and a breakfast bar. With ample room to accommodate a dining table in front of French doors which provide seamless access out to the rear, this presents a social setting for sharing mealtimes and cooking in company. Concluding the ground floor is a convenient utility room.

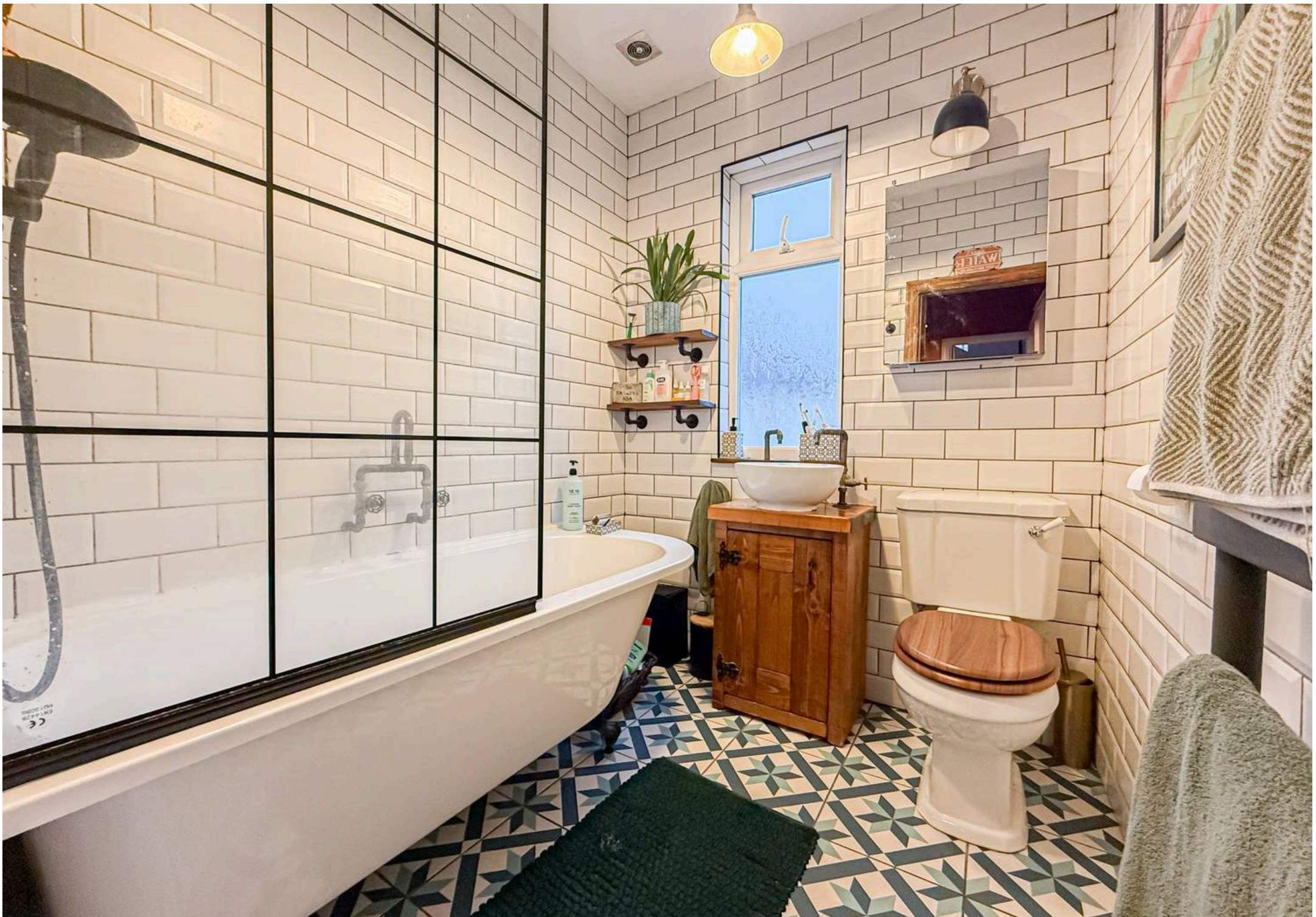
Ascending to the first floor you will discover two generously sized double bedrooms and a single room, accompanied by a deluxe three-piece family bathroom suite featuring chic patterned flooring. At the pinnacle of the property a sizable loft room completes the interior of this home, offering potential for a wide variety of uses.

Externally, a well-maintained rear yard provides a delightful spot for enjoying al-fresco dining and entertaining.





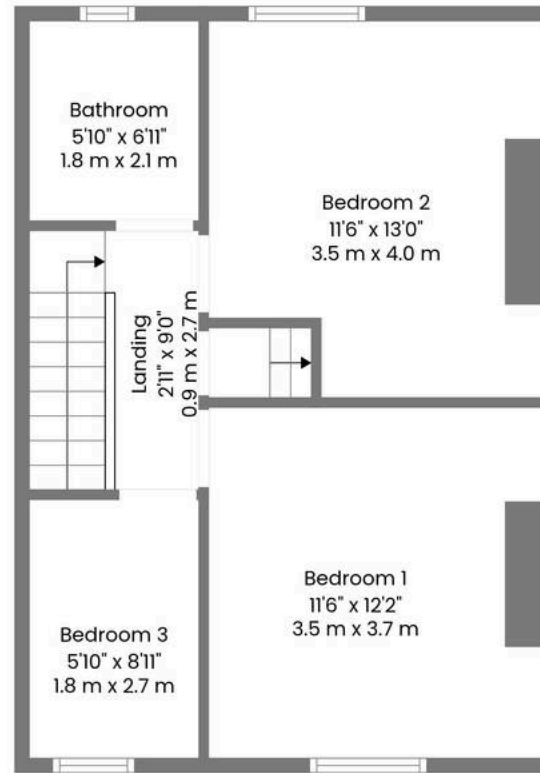




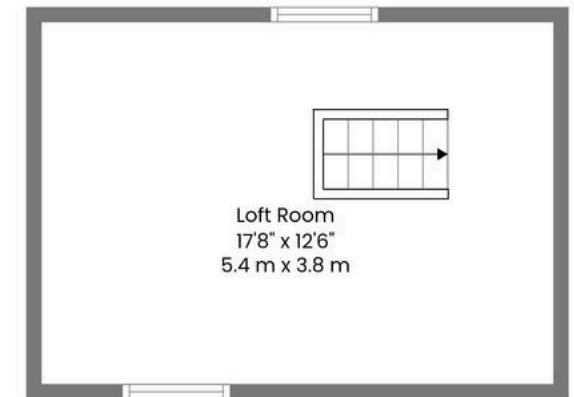




1st Floor



2nd Floor



3rd Floor

TOTAL: 1037 sq. ft, 97 m2

1st floor: 471 sq. ft, 44 m2, 2nd floor: 452 sq. ft, 42 m2, 3rd floor: 114 sq. ft, 11 m2

EXCLUDED AREAS: UTILITY: 35 sq. ft, 3 m2, LOW CEILING: 108 sq. ft, 10 m2, WALLS: 127 sq. ft, 11 m2



Whilst Every Attempt Has Been Made To Ensure The Accuracy Of The Floorplan Contained Here, No Responsibility Is Taken For Any Error, Omission Or Mis-statement. This Plan Is For Illustrative Purposes Only And Should Be Used As Such By Any Prospective Purchaser.