



## 68 Ince Road, Liverpool, Merseyside L23 4UF

Offers In Excess Of £265,000

Berkeley Shaw are pleased to offer for sale 2/3 Bedroom Semi- Detached Bungalow with accommodation over 1 stories with extensive gardens in the sought after residential area of Thornton.

This well proportioned accommodation, which benefits from central heating and double glazing, comprises of hallway, lounge, sitting room, kitchen shower room and two bedrooms.

The rear has a patio area, substantial garden and there is also a detached garage. The property is well suited to a family, first time buyers or last time buyers.

Please call us now to arrange your early viewing.

Viewing By Appointment Only.



## Porch

UPVC frosted double glazed doors and tiled floor. Wooden door with stained glass panel to hallway

## Hallway

14'9" x 9'4" (4.518 x 2.845)

Radiator, access to loft, wall lights and laminate flooring

## Lounge

13'9" x 11'3" (4.197 x 3.440)

UPVC double glazed splay bay window to front overlooking fields, radiator, tiled fire surround and hearth with inset coal effect gas fire, wall lights and laminate flooring

## Sitting Room

10'10" x 11'2" (3.314 x 3.421)

UPVC double glazed French doors to rear garden and window to side, radiator, marble fire surround and hearth, laminate flooring

## Kitchen

8'10" x 11'2" (2.694 x 3.426)

UPVC double glazed window x 2 to side, radiator, range of wall and base units, stainless steel single drainer sink with mixer tap, gas hob and electric over, part tiled walls and laminate flooring

## Bedroom 1

11'10" x 11'8" (3.612 x 3.572)

UPVC double glazed window to rear overlooking garden, radiator

## Bedroom 2

9'3" x 11'0" (2.837 x 3.359)

UPVC double glazed window to front overlooking fields, radiator

## Bathroom

7'3" x 5'4" (2.224 x 1.649)

UPVC frosted double glazed window to side, walk in shower cubicle with mains shower, low level WC, pedestal wash hand basin, tiled walls and laminate flooring

## Front Garden

Laid to lawn with shrubs and flower beds, drive with off road parking for several vehicles leading to wooden gates and access to single garage,

## Rear Garden

Substantial south facing rear garden with access to front and garage, patio area, lawn and a variety of shrubs and trees. Garden shed with power

## Garage

With up and over door and has light and power

