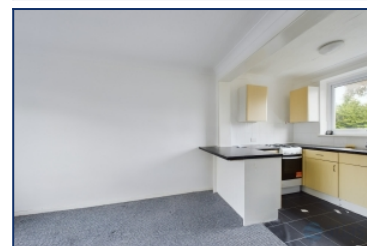


## Ivy Avenue, Cressington, L19



**For Sale - £80,000**

### Key Features

- 1 Bedroom 1 Bathroom Apartment
- EPC Rating: C
- No Onward Chain
- Opportunity to Add Value Through Refurbishment
- Key Fob Security Access
- Large Open Plan Kitchen/Living Area
- Large Family Bathroom
- Spacious and Bright Bedroom
- Bedroom Features Built in Storage Room
- Close to a Wealth of Amenities, Popular Schools and Good Public Transport Links
- Fantastic Sought After Location, Cressington L19
- Ideal First Time Buyer/Investment Property

### Further Details

- Tenure: Leasehold
- Floor: 2 (no lift)
- No. of Floors: 1
- Floor Space: 37 square metres / 396 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Service Charge: £753 per annum
- Ground Rent: £10 per annum
- Parking: Communal
- Outside Space: Communal Gardens
- Heating/Energy: Electric Heating, Double Glazing
- Appliances/White Goods: Gas Cooker

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 28/11/2005 (approx)
- Original Lease Term: 125 year(s)
- Lease Expiry Date: 27/11/2130 (approx)
- Lease Term Remaining: 105 year(s) (approx)
- Service Charge: £753 per annum
- Ground Rent: £10 per annum

### Description

Atlas estate agents are now in receipt of an offer for the sum of £75000 for 44b Ivy Avenue L19 9AJ. Anyone wishing to place an offer on this property should contact Atlas, 2 Allerton Road L18 1LN 0151 727 2469 before exchange of contracts.

Welcome to Ivy Avenue, Cressington, L19, where opportunity and convenience meet at this charming apartment, exclusively brought to you by Atlas Estate Agents.

Nestled on the second floor, this one-bedroom gem boasts a prime location with easy access to a plethora of amenities, esteemed schools, and excellent public transport links, making it an ideal choice for first-time buyers or savvy investors alike.

Step inside to discover a spacious and luminous accommodation thoughtfully arranged over one floor. The heart of the home is the large open plan kitchen/living area, perfect for hosting gatherings or enjoying quiet evenings at home. Key fob security access ensures peace of mind, while the absence of an onward chain streamlines the buying process.

The bedroom, generously sized and flooded with natural light, offers a serene retreat from the bustle of city life. Complete with built-in storage room, it effortlessly combines style with functionality. Adjacent, the large family bathroom provides you with the opportunity to create a sanctuary for relaxation and rejuvenation.

With the opportunity to add value through refurbishment, this property invites creativity and personalization to truly make it your own. Whether you're envisioning a contemporary makeover or preserving its timeless charm, the canvas is yours to design.

Don't miss out on this fantastic opportunity to secure a foothold in the sought-after Cressington area. Contact Atlas Estate Agents today to arrange a viewing and embark on the journey to your dream home.

Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order

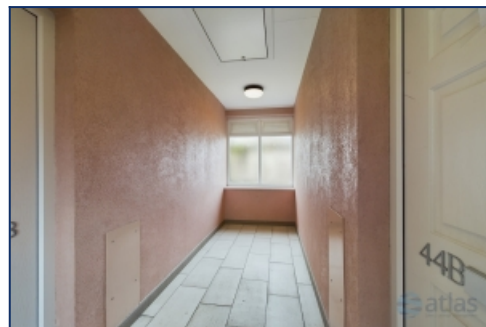
## Additional Images



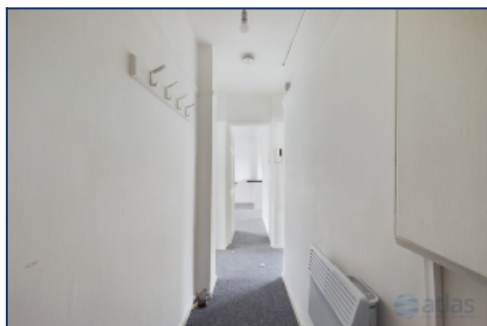
Bathroom



Front Communal Gardens



Hallway



Entrance



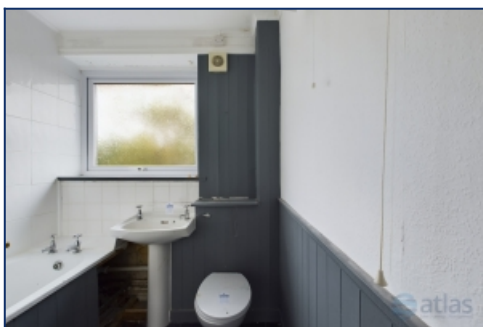
Dining Area



Kitchen



Bedroom

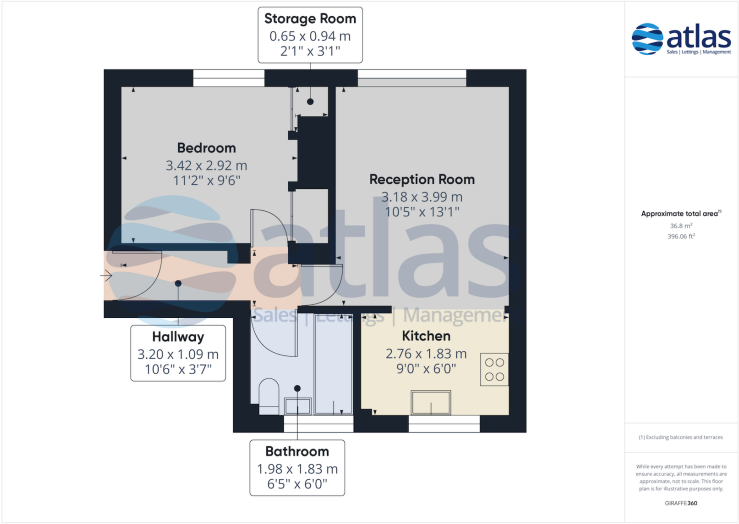


Bathroom



Back Communal Area

## Floor Plans



Tel: 0151 727 2469  
Fax: 0151 727 4943

Atlas Estate Agents, 2 Allerton Road,  
Mossley Hill, Liverpool, L18 1LN

Email: [sales@atlasestateagents.co.uk](mailto:sales@atlasestateagents.co.uk)  
Website: [www.atlasestateagents.co.uk](http://www.atlasestateagents.co.uk)

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers/tenants and do not constitute an offer or part of a contract. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Prospective purchasers/tenants ought to seek their own professional advice.

All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers/tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.