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REAL ESTATE

The Ternary, Old Haymarket, Liverpool, L1 6ER
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# 1 Portland Avenue, Liverpool, L22 7RU

## Offers Over £240,000

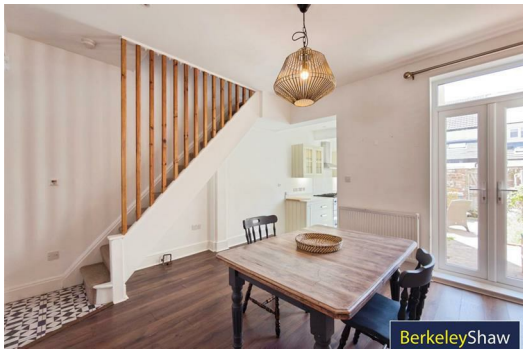
Stunning Two Double Bedroom Mid-Terrace Home – BEACH AT ONE END, COFFEE AT THE OTHER – NO CHAIN

Occupying a sought-after position on a quiet residential close, this beautifully presented two double bedroom mid-terrace home offers the perfect blend of coastal living and CONTEMPORARY STYLE. With the BEACH at the end of the road and CROSBY COFFEE just moments away, the property enjoys an enviable location while maintaining a peaceful setting.

Offered with NO ONWARD CHAIN and FREEHOLD TENURE, the property has been comprehensively upgraded by the current owner to an exceptional standard throughout, making it ready for immediate occupation.

The accommodation begins with a welcoming hallway featuring attractive decorative plasterwork, opening seamlessly into a spacious open-plan living arrangement. The generous dining area flows effortlessly into the stylish lounge, complete with a contemporary ELECTRIC FOCAL FIREPLACE, before leading through to the impressive kitchen. The Recently installed high-specification kitchen boasts luxurious marble WORKTOPS and a range of integrated appliances including a fridge freezer, dishwasher and washing machine.

To the first floor, a beautifully designed shower room features striking patterned tiling and quality fittings, while two well-proportioned double bedrooms provide comfortable and versatile accommodation.



## Hall

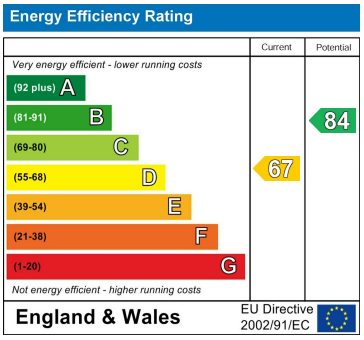
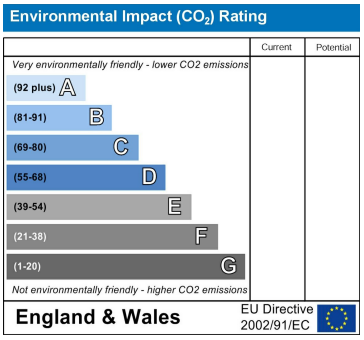
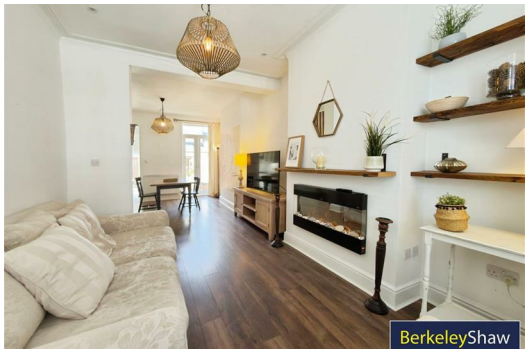
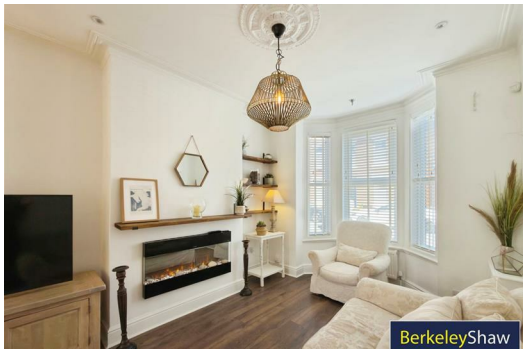
## Dining Area
13'7" x 11'9" (4.16 x 3.59)
Open plan to kitchen and lounge, patio doors onto sunny yard

## Kitchen
13'0" x 7'6" (3.98 x 2.29)
Stunning Costco fitted kitchen with a range of base and high level units, tiled flooring, double Belfast style sinks and marble work surfaces. Range cooker and integrated dishwasher and washing machine. Fridge freezer. Window and door to yard.

## Lounge
14'11" x 10'4" (4.55 x 3.16)
Large bay window to front aspect, open to dining area. Wood effect laminate flooring, modern electric floating fire with pebble & flame effects.

## Landing

## Bathroom
9'4" x 8'6" (2.86 x 2.60)
Walk-in Double shower with rainwater fittings and glass cubicle, full -size bath with tiled panel, counter top round sink with under vanity storage unit. Tiled floors and part walls. Matt black vertical heated towel rail.

## Bedroom 1
14'7" x 11'5" (4.45 x 3.49)
DOUBLE to the front aspect with wood effect laminate flooring.

## Bedroom 2
11'10" x 7'9" (3.61 x 2.38)
DOUBLE with window to rear aspect and wood effect laminate flooring.