BerkeleyShaw
REAL ESTATE

The Ternary, Old Haymarket, Liverpool, L1 6ER
www.berkeleyshaw.com

25 Ince Road, Liverpool, Merseyside L23 4UE

£780,000

A substantially extended FREEHOLD detached home, set within LARGE MATURE GARDENS, with a SOUTH FACING rear aspect, HEATED SWIMMING POOL and delightful views across fields where horses graze. Visits from squirrels and rabbits add to the peaceful, semi-rural feel. Much loved by the current owners for nearly 50 years, this generous home is now ready for a new family to make it their FOREVER HOME.

An impressive, spacious entrance hallway with parquet flooring creates a welcoming first impression. Double doors lead into the formal dining room, while a further set opens into the elevated lounge, enjoying views through the conservatory towards the swimming pool and gardens beyond. A home office and handy downstairs WC are also accessed from the hall.

The kitchen has a warm country style, with Shaker cabinetry and tiled flooring, and opens directly into the substantial conservatory. This bright, versatile space is ideal for entertaining and relaxed family living, particularly on summer days spent between the house, garden and heated pool. A separate utility room provides practical laundry space, with access to the garage beyond.

Upstairs, there are THREE DOUBLE BEDROOMS, including a generous principal bedroom with a particularly spacious en-suite and dressing room. The layout offers scope to create a FOURTH BEDROOM by reconfiguring this space, subject to any necessary approvals. The family bathroom features stone tiling and a full-sized bath, with an additional separate WC. A substantial insulated loft space provides useful storage and potential for conversion, subject to the relevant consents.

The established gardens are a particular highlight, with mature planting and apple trees to the front and rear. The SOUTH FACING rear garden enjoys a lovely open outlook across the neighbouring fields, creating an appealing setting for outdoor living. Alongside the HEATED SWIMMING POOL, a fixed barbecue and outdoor kitchen make this a wonderful space for family gatherings and summer entertaining.
SOLAR PANELS contribute to the home's energy efficiency. Plans were previously drawn for a smaller house within the front grounds, offering a further avenue to explore, subject to planning permission. With generous space, an established setting and exciting potential, this much-loved property offers all the ingredients for a long-term family home.

Porch

Hall

Dining Room
17'4" x 14'1" (5.30 x 4.30)

Lounge
24'7" x 19'0" (7.50 x 5.80)

Kitchen Dining Room
19'0" x 11'9" (5.80 x 3.60)

Study
11'9" x 11'1" (3.60 x 3.40)

WC
6'10" x 4'3" (2.10 x 1.30)

Conservatory
55'9" x 21'11" (17 x 6.7)

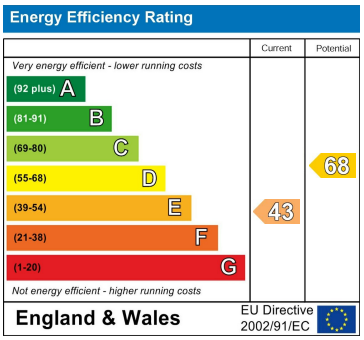
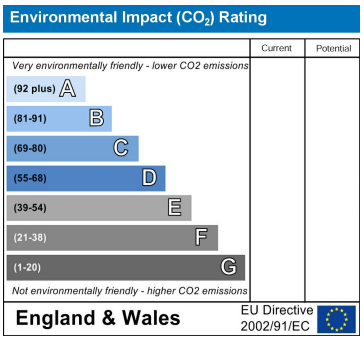
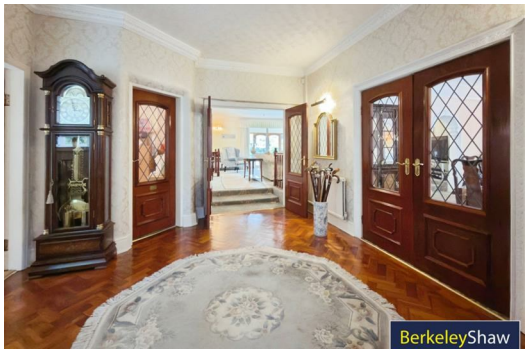
Utility
11'1" x 11'1" (3.40 x 3.40)

Garage
30'2" x 11'9" (9.20 x 3.60)

Bedroom 1
17'0" x 14'1" (5.20 x 4.30)

Ensuite
14'1" x 11'5" (4.30 x 3.50)

Bedroom 2
13'1" x 12'5" (4 x 3.80)

Bedroom 3
12'5" x 11'5" (3.80 x 3.50)

Bathroom
8'2" x 6'2" (2.50 x 1.90)