



3a Ivanhoe Road

Crosby, Liverpool, L23 3AH
Offers over £565,000

Michael Moon are delighted to present this LUXURIOUS and EXTENDED SIX BEDROOM DETACHED family home, perfectly positioned on Ivanhoe Road in the heart of Blundellsands – one of Merseyside's most prestigious and sought-after locations.

This beautifully appointed home offers exceptional space and a modern, versatile layout ideal for contemporary family living. Set on a peaceful residential road, the property is just a short stroll from Crosby Beach and Blundellsands & Crosby train station, providing easy access to Liverpool city centre. Local amenities are within easy reach, including Crosby Village and the bustling College Road with its array of shops, restaurants, and bars. Excellent schooling options are close by, including the renowned Merchant Taylors' and St. Mary's College, along with highly regarded primary and secondary state schools.

Accommodation comprises:

A spacious entrance porch leading into a welcoming hallway with WC and a separate front lounge. To the rear, a stunning open-plan kitchen, dining, and family room opens through to a generous conservatory, all with views and access to the rear garden – perfect for family life and entertaining.

The first floor offers six well-proportioned bedrooms, two of which benefit from modern en-suite shower rooms, plus a stylish family bathroom.

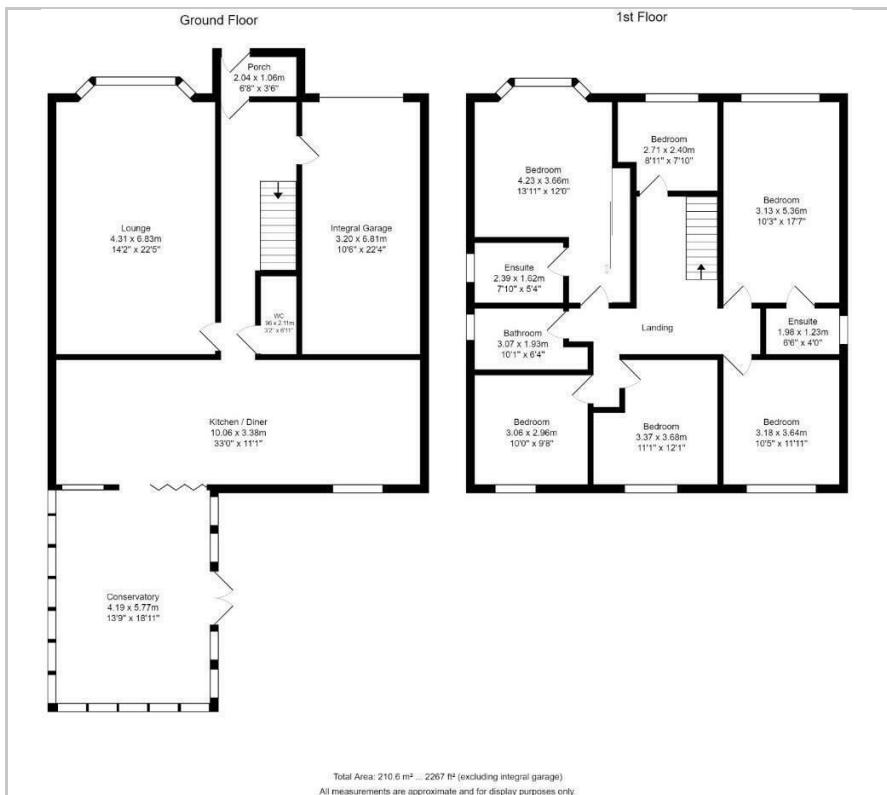
- Impressive six-bedroom extended family home
- Finished to a high specification throughout
- Detached new-build property
- Spacious open-plan kitchen and dining area
- Large conservatory ideal for entertaining
- Integral garage with internal access
- Generous off-road parking
- Located in a highly sought-after area

Viewing

Please contact our Michael Moon Office on 0151 924 1000 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	78	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			



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