



18 Manor Avenue, Crosby, Merseyside L23 7YB

Asking Price £219,950

Do you want a refurbishment project in a community which has Top Ranked Schools and is near to the Seafront, Golf Clubs and within easy commute to Liverpool and the Motorway networks?

BERKELEY SHAW are pleased to present this 4 bedroom semi detached property in CROSBY conveniently located within short walking distance of both CROSBY VILLAGE and BLUNDELLSANDS TRAIN STATION.

This well proportioned accommodation, which benefits from central heating and double glazing, comprises of hallway, 3 reception rooms, kitchen, garden and outhouse to the ground floor. To the first floor there are four bedrooms and family bathroom.

The rear garden is laid to lawn with plants, shrubs and patio area. The front has a block paved driveway with parking for a couple of vehicles. The property is well suited to a family and ideal to someone who wants to add value and decorate their home just the way they want it.

Please call us now to arrange your early viewing.



Hall

19'0" x 5'10" (5.8 x 1.8)

UPVC double glazed door, double glazed frosted window, radiator, under stairs storage and meter cupboards

Lounge

18'4" x 14'1" (5.6 x 4.3)

Double glazed UPVC box bay window to front, two radiators, gas fire and picture rail

Dining Room

16'0" x 10'2" (4.9 x 3.1)

Double glazed UPVC French doors to rear, radiator, fire surround with gas fire, wall light points and picture rail

Morning Room

11'1" x 9'10" (3.4 x 3)

Double glazed UPVC window to rear, radiator, Ideal Standard boiler

Kitchen

20'4" x 5'2" (6.2 x 1.6)

Double glazed UPVC windows to side, UPVC door to rear garden, radiator, stainless steel double drainer sink unit, range of wall and base units

Bedroom 1

12'9" x 15'5" (3.9 x 4.7)

UPVC double glazed box bay window to front, radiator

Bedroom 2

12'1" x 10'9" (3.7 x 3.3)

Double glazed UPVC window to rear, radiator

Bedroom 3

11'5" x 8'2" (3.5 x 2.5)

Double glazed UPVC window to rear, radiator

Bedroom 4

10'9" x 7'6" (3.3 x 2.3)

Double glazed UPVC window to front, radiator

Family Bathroom

9'6" x 4'7" (2.9 x 1.4)

Double glazed UPVC frosted window, radiator, electric heater, panel bath, sink airing cupboard housing hot water tank, access to loft

WC

Double Glazed UPVC frosted window to side, low level WC

Front Garden

Off road parking with flagged area and flower borders

Rear Garden

Brick built outbuilding, patio, laid to lawn with mature trees and shrubs and vegetable patch. Access to front via gate

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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