



## 9 Avon Court, Liverpool, Merseyside L23 2SD

£119,950

Do you want to live in the heart of CROSBY VILLAGE? In the heart of 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?

Well then, BERKELEY SHAW are pleased to present this 3 BEDROOM 1st Floor APARTMENT in the sought after AVON COURT. Following a scheme of refurbishment, it would appeal to First Time buyers, Investors and Last Time Buyers alike.

This well proportioned accommodation which benefits from UPVC double glazing and gas central heating comprises of entrance hall, lounge, dining room/3rd bedroom, kitchen, two bedrooms and shower room.

The property has a garage, and is situated in neat and well maintained communal gardens.



Hall  
storage cupboard

Reception Room 1  
14'1" x 14'1" (4.3 x 4.3)

UPVC double glazed window, electric fire with surround.

Bedroom 1  
11'9" x 11'1" (3.6 x 3.4)

UPVC double glazed window, storage cupboard.

Bedroom 2 / Dining Room  
13'5" x 7'6" (4.1 x 2.3)

UPVC double glazed window

Bedroom 3  
10'2" x 5'10" (3.1 x 1.8)

UPVC double glazed window

Kitchen  
10'2" x 11'5" (3.1 x 3.5)

UPVC double glazed window, range of wall and base units, stainless steel sink, gas cooker point, spaces for fridge freezer, washing machine and dishwasher, tiled floor and part tiles walls.

Bathroom  
7'6" x 5'10" (2.3 x 1.8)

UPVC double glazed window, low level wc, pedestal sink, walk in electric shower, airing cupboard with storage, and tiled walls.

Outside  
storage cupboard outside the apartment, garage and communal gardens.

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