



22 Seafield Avenue, Liverpool, Merseyside L23 0TQ

Asking Price £190,000

Do you want to live in an area 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 3 BED semi detached property in CROSBY conveniently located within walking distance of CROSBY VILLAGE.

This well proportioned accommodation, which benefits from central heating and double glazing, comprises of hallway, 2 reception rooms, and kitchen, to the ground floor. To the first floor there are 3 bedrooms, and a family bathroom.

The rear garden is laid to lawn with plants, shrubs, and patio area. The front has a driveway. The property is well suited to a family following a scheme of minor upgrading.

Please call us now to arrange your early viewing.



Porch

Double glazed storm doors with tiled floor

Hall

13'5" x 6'2" (4.1 x 1.9)

Under stairs storage and meter cupboards and radiator

Dining Room

11'9" x 11'5" (3.6 x 3.5)

Double glazed box bay window to front, radiator and wall mounted gas fire

Lounge

12'1" x 11'1" (3.7 x 3.4)

Double glazed window to rear, inset log effect remote control electric fire

kitchen

14'9" x 6'10" (4.5 x 2.1)

UPVC half glazed door to rear, double glazed window to rear, range of wall and base units, stainless steel single drainer sink, electric cooker point, plumbed for washing machine and fully tiled walls

Landing

Double glazed frosted window to side and access to loft

Bedroom 1

11'5" x 11'1" (3.5 x 3.4)

Double glazed window to front, radiator

Bedroom 2

12'1" x 9'2" (3.7 x 2.8)

Double glazed window to rear, radiator, built in cupboard housing a Worcester boiler

Bedroom 3

7'10" x 6'10" (2.4 x 2.1)

Double glazed window to front, radiator

Family bathroom

6'6" x 6'2" (2.0 x 1.9)

Double glazed frosted window to rear, low level WC, pedestal wash hand basin, paneled bath with electric shower over, part tiled walls ladder towel rail

Outside

To the front of the property there is off road parking and the rear garden has patio areas , a shed, lawn and a variety of shrubs and flowers

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		61
(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		78
(81-91) B		
(69-80) C		54
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

22 Seafeld Avenue

