



34 Seafield Avenue, Liverpool, Merseyside L23 0TQ

Offers In Excess Of £195,000

Berkeley Shaw are pleased to offer to purchase a well proportioned SEMI DETACHED family home with in a much sought after area of Crosby. This QUIET AND ESTABLISHED road is within walking distance to Crosby village and is in the catchment area of several good local schools.

The property benefits from double glazing and full gas central heating, the property comprises of: hallway, front lounge with open fire, rear sitting room with multi fuel log burner and kitchen to the ground floor. To the first floor there are three bedrooms and the family bathroom.

This property benefits from off road parking to the front of the property and rear gardens with laid lawn, patio areas and summer house.

Viewing is Highly Recommended



Open Porch

With side light and tiled floor

Hallway

13'1" x 6'6" (4.006 x 1.987)

UPVC half glazed door with side windows, radiator, meter cupboard housing electric meter, under stairs storage with plumbing for washing machine and tumble dryer, additional storage housing gas meter, laminate flooring

Front Dining Room

13'9" x 11'6" (4.212 x 3.517)

UPVC double glazed box bay window to front, radiator, open fire with cast iron surround and tiled hearth and high gloss laminate flooring

Rear Sitting Room

12'6" x 11'3" (3.820 x 3.433)

UPVC double glazed french doors to rear garden, radiator, Multi fuel burner and laminate flooring

Kitchen

9'1" x 6'8" (2.780 x 2.046)

UPVC double glazed window to rear, range of wall and base units with under cabinet lighting, enamel single drainer 1 and half bowl sink, Electric double oven and hob, extractor fan, integrated Fridge Freezer, UPVC clad ceiling with inset lights, part tiled walls and tiled floor.

Landing

UPVC double glazed frosted window to side, loft access which we believe is full boarded and has electric

Bedroom 1

11'1" x 12'5" (3.402 x 3.810)

UPVC double glazed window to rear, radiator and fitted storage cupboard housing a Worcester combi boiler

Bedroom 2

11'3" x 11'3" (3.442 x 3.454)

UPVC double glazed window to front, radiator and built in storage cupboard

Bedroom 3

7'1" x 8'2" (2.160 x 2.498)

UPVC double glazed window to front and radiator

Family Bathroom

6'3" x 6'8" (1.924 x 2.045)

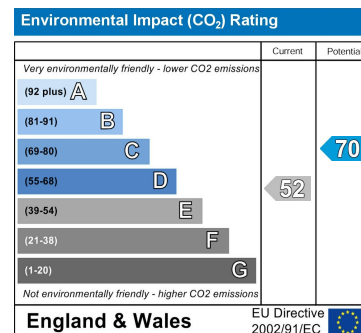
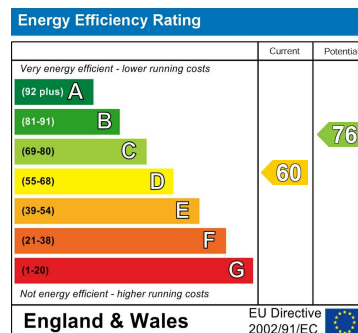
Two UPVC double glazed frosted windows, paneled bath with electric shower over, vanity sink unit with composite top, low level WC, ladder towel rail, wall mounted mirrored cabinet, part tiled walls and vinyl flooring, inset lights

Front Garden

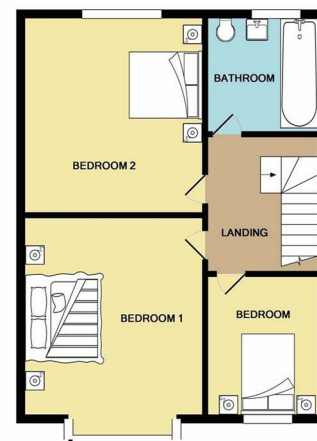
With off road parking and raised flower beds. Access to rear garden

Rear Garden

Range of outbuildings including a summer house, patio areas, with lawns, flower beds and shrubs



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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