



## 26 Vermont Avenue, Liverpool, Merseyside L23 5RU

£145,000

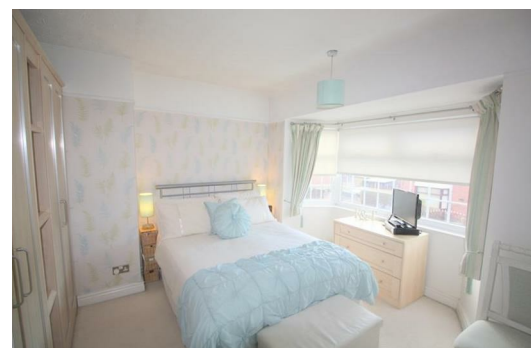
ENJOY AL FRESCO DINING, IN YOUR SUNNY YARD.....

Located in the heart of CROSBY this BEAUTIFULLY REFURBISHED MID TERRACED PROPERTY 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, lounge, kitchen Diner, storage room to the ground floor. Two bedrooms and family bathroom to the first floor and loft room.

There is on road parking to the front of the property and rear yard.

Viewing is Highly Recommended



## Front Exterior

walled Front garden with iron gate, paved pathway to entrance door.

## Hallway

PVC Double glazed entrance door, wood effect lino flooring, wooden meter cupboard, staircase to first floor

## Lounge

12'0" x 15'10" (3.66m x 4.83m )

PVC Double glazed window, Stone fire surround with inset gas fire, two wall lights, radiator, Understairs Study area (2'6" x 4'1")

## Kitchen Diner

15'0" x 8'1" (4.593 x 2.483)

PVC Double glazed window, radiator, tiled flooring, part tiled walls around all worksurfaces, range of fitted base and wall units, plumbing for washing machine, plumbing for dishwasher, gas cooker point, extractor hood, electric meter cupboard.

## Storage Room

8'10" x 5'6" (2.711 x 1.677)

PVC Double glazed exterior door, PVC double glazed window, tiled flooring, 2 x storage cupboards, 1 x Baxi Boiler

## Landing

Carpet

## Bedroom 1

12'1" x 12'5" (3.705 x 3.802)

Double glazed bay windows, radiator, fitted wardrobes and carpets, sliding door exposing staircase to loft room

## Bedroom 2

11'3" x 8'1" (3.444 x 2.469)

PVC double glazed window, radiator, carpet

## Bathroom

6'7" x 8'3" (2.028 x 2.530)

PVC double glazed window, fully tiled walls, wood effect lino flooring, three piece bathroom suite comprises of bath with shower over, sink, Low level w.c. ladder towel rail.

## Loft Room

15'1" x 10'9" (4.599 x 3.301)

Velux double glazed window, carpet, staircase

## Rear Exterior

Fenced boundary with gate, paved yard.

