



12 Balmoral Avenue, Crosby, Merseyside L23 0QJ

£214,950

SUMMER EVENINGS ALFRESCO DINING AND YOUR FAMILY PLAYING IN THIS SUNNY GARDEN.....

Located in the heart of CROSBY this 3 BEDROOM SEMI DETACHED FAMILY HOME 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, dining room, kitchen to the ground floor. Three bedrooms and family bathroom to the first floor.

There is off road parking to the front of the property and rear gardens with laid lawn, paved patio area, planted borders and brick built storage shed.

Viewing is Highly Recommended



Porch

Open porch with marble floor

Hallway

6'2" x 13'0" (1.898 x 3.970)

UPVC double glazed door with frosted side windows to front and side, radiator, electric meter cupboard and under stairs storage housing the Worcester Combi boiler

Dining Room

13'9" x 10'10" (4.193 x 3.311)

UPVC double glazed box bay window to front, radiator, stone fire surround and hearth with inset coal effect fire, picture rail

Rear Sitting Room

10'10" x 15'4" (3.307 x 4.685)

UPVC French doors to rear garden with full length windows either side, radiator, wooden fire surround

Kitchen

11'4" x 6'3" (3.471 x 1.911)

UPVC half glazed door to rear garden, and window to rear, single drainer stainless steel sink with mixer tap, gas hob and electric oven with chimney style extractor fan above, range of wall and base units, plumbed for washing machine and space for fridge freezer. Part tiled walls and wood effect flooring.

Landing

6'1" x 8'11" (1.872 x 2.733)

UPVC frosted double glazed window to side, plate rail, access to loft which we believe is insulated

Bedroom 1

15'8" x 10'10" (4.781 x 3.314)

UPVC double glazed box bay window to front, radiator and picture rail

Bedroom 2

10'10" x 12'10" (3.319 x 3.937)

UPVC double glazed window to rear, radiator, cast iron fire surround and picture rail

Bedroom 3

8'3" x 6'2" (2.536 x 1.885)

UPVC double glazed window to front, radiator and picture rail

Family Bathroom

6'1" x 8'2" (1.868 x 2.490)

Double Glazed frosted window to rear, paneled bath with electric shower over, pedestal wash hand basin, low level WC, radiator, storage cupboard

Outside

To the front of the property there is a block paved drive with parking for two vehicles and access to the rear. To the rear of the property the garden consists of a block paved patio, lawned area, well stocked borders a brick built shed and an outside tap

