



27 Grosvenor Avenue, Liverpool, Merseyside L23 0SB

£229,950

Located in the heart of CROSBY this 3 BEDROOM SEMI DETACHED FAMILY HOME is within walking distance of Crosby village, College Road and St.Johns Road Shopping areas. It is within the catchment area of several good local schools. The property benefits from gas central heating and double glazing, and comprises of: hallway, front lounge, dining room, kitchen, morning room to the ground floor. Three bedrooms, bathroom and separate w.c. to the first floor. There is off road parking to the front of the property, single garage, brick built outhouse, rear garden with paved patio area, planted borders.

The property is in need of some modernisation
Viewing is Highly Recommended



Open Porch

Tiled Floor

Hall

15'1" x 6'10" (4.6 x 2.1)

Double glazed frosted front door, electric meter cupboard, radiator, understairs cupboard housing Vaillant boiler and double glazed frosted window to side. stairs to first floor.

Front Entertaining Room

15'5" x 13'1" (4.7 x 4.0)

Double glazed bay window to front, wooden fire surround with inset electric fire, marble hearth, radiator.

Rear Entertaining Room

15'8" x 11'1" (4.8 x 3.4)

Double glazed window to rear, radiator.

Morning Room

9'10" x 8'10" (3.0 x 2.7)

Double glazed window to side, radiator

Kitchen

10'2" x 6'6" (3.1 x 2.0)

Double glazed window to rear and side, range of wall and base units, inset stainless steel sink, mixer taps and drainer, integrated newworld double oven, half tiled walls, door to rear.

Landing

Double glazed frosted window to side, storage cupboard, loft access.

Bedroom 1

15'1" x 11'1" (4.6 x 3.4)

Double glazed bay window to front, range of fitted wardrobes, radiator.

Bedroom 2

13'1" x 11'1" (4.0 x 3.4)

Double glazed window to rear, radiator,

Bedroom 3

9'10" x 7'10" (3.0 x 2.4)

Double glazed window to front, radiator

Bathroom

8'6" x 5'2" (2.6 x 1.6)

Double glazed frosted window to rear, pedestal wash basin, panelled bath with mixer tap and shower attachment over, radiator.

Separate W.C.

Double glazed frosted window to side. low level W.C.

Garage

Wooden Doors.

Rear Garden

Brick outhouse, paved and gravelled area, access to garage.

Front Garden

Flagged drive, parking for several cars, borders with shrubs and bushes.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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