



## 3 Carrick Court Nazeby Avenue, Crosby, Merseyside L23 0SN

Offers In Excess Of £110,000

Do you want to live in the heart of CROSBY? In the heart of a community which has Top Ranked Schools and is near to the Seafront, Golf Clubs and within easy commute to Liverpool and the Motorway networks?

This well proportioned accommodation which benefits from UPVC double glazing and gas central heating comprises of entrance hall, lounge, kitchen, two bedrooms and bathroom room with storage cupboard in hall housing a water cylinder and immersion heater.

The property has a GARAGE, ALLOCATED PARKING BAY and is situated in neat and well maintained communal grounds.

There is a bus stop outside the complex and it is within a short walk to the shops of Myers Road East/Stuart Road.



Hallway

10'5" x 6'2" (3.2 x 1.9)

Entry phone system 2 storage cupboards with shelving, radiator,

Lounge

21'11" x 12'1" (6.7 x 3.7)

UPVC double glazed box bay window to front and picture window to rear, radiators x 2

Kitchen

8'6" x 11'1" (2.6 x 3.4)

UPVC double glazed window to rear, radiator, stainless steel one and half bowl sink, Electric cooker point, plumbed for washing machine, range of wall and base units with space for under counter fridge and freezer, part tiled walls and electric strip light, boiler housed in kitchen cupboard.

Bedroom 1

11'5" x 9'2" (3.5 x 2.8)

UPVC double glazed window to side, radiator and range of fitted wardrobes with overhead cupboards

Bedroom 2

10'5" x 9'2" (3.2 x 2.8)

UPVC double glazed window to side, radiator

Bathroom

7'2" x 5'2" (2.2 x 1.6)

UPVC frosted double glazed window, radiator, paneled bath with electric shower over, pedestal wash hand basin, low level WC and part tiled walls

Garage

Single garage with up and over door

Outside

Off road designated parking and en block garage, communal gardens with lawns shrubs and trees

