



9 Canterbury Avenue, Liverpool, Merseyside L22 2AX

£215,000

IMMACULATE and IMPRESSIVE 3 BED ROOM SEMI DETACHED Property in Brighton Le Sands, within a short walk to College Road amenities and the beach.

This ideal first or second home, has been recently refurbished to a high standard and now offers open plan living and accomplished workmanship.

Externally the property has been configured for off-road parking, and an enjoyable decking and garden area.

To the ground floor is a Lounge and Open Plan Kitchen-Diner.

To the first floor are 3 bedrooms and a bathroom.

Please call our offices to arrange an early viewing.



Open Porch
stone flooring to match drive

Hallway
12'5" x 6'6" (3.8 x 2)
UPVC window to side, electric cupboard housing electric meter, under stairs storage with gas meter, radiator and laminate flooring

Lounge
12'9" x 11'1" (3.9 x 3.4)
UPVC double glazed splay bay window, radiator and wooden fire surround

Kitchen Diner
18'4" x 13'1" (5.6 x 4)
With UPVC patio doors onto rear garden, window to side, radiator, range of wall and base units with electric hop and oven, extractor fan contemporary sink with mixer tap, space for integrated fridge freezer, under stairs storage part tiled walls, radiator and laminate flooring

Landing
UPVC double glazed frosted window to side

Bedroom 1
14'5" x 11'1" (4.4 x 3.4)
UPVC double glazed splay bay window to front, radiator

Bedroom 2
11'5" x 11'1" (3.5 x 3.4)
UPVC double glazed window to rear, radiator

Bedroom 3
6'6" x 8'10" (2.0 x 2.7)
UPVC double glazed window to front, radiator

Family Bathroom
6'6" x 5'10" (2 x 1.8)
UPVC double glazed frosted window, paneled bath with shower over and glass shower screen, low level WC and pedestal wash hand basin, chrome ladder radiator, part tiled walls and laminate flooring

Outside
To the front of the property there is a block paved drive with parking. To the rear of the property there is decking

from kitchen diner, lawn and a range of useful outbuildings with potential to develop.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

