



23 Ilford Avenue, Liverpool, Merseyside L23 7YE

Asking Price £375,000

A 4 BEDROOM Semi Detached property in the HEART of CROSBY, is so desirable.

This is your opportunity to own a home which ticks all of the boxes!

Not only does it have 4 bedrooms, but it also has a versatile Kitchen Diner, 2 Reception Rooms, Downstairs WC, Garage, beautiful lawned garden, together with an immaculate Family Bathroom. This property is ideally located within walking distance of Crosby Village, The Beach, Train Stations, Super Markets, Bars and all other local amenities.

Please contact us to arrange an early viewing.



Porch

6'2" x 3'11" (1.9 x 1.2)

Laminate Floor, UPVC Door to entrance

Hall

14'9" x 7'2" (4.5 x 2.2)

Wood effect Laminate Floor, Radiator

Front Reception

13'5" x 11'5" (4.1 x 3.5)

Wood effect Laminate Floor, Remote Control Gas Fire, UPVC Double Glazed Window, Radiator

Rear Reception

14'9" x 10'5" (4.5 x 3.2)

Wood effect Laminate Floor, Marble Fire Surround, Gas Fire, UPVC Double Glazed Window, Patio Sliding Doors, Radiator

Kitchen-Diner

23'3" x 13'5" (7.1 x 4.1)

Wood effect Laminate Floor, Remote Control Gas Fire, UPVC Double Glazed Window and Patio Doors to rear, Radiator. Assortment of Wall and Base Units, Wine Cooler, integrated double oven, gas hob cooker, extractor fan, integrated Fridge Freezer, Velux Windows to roof, Kitchen Diner Island, access door to garage.

WC

6'2" x 2'6" (1.88m x 0.76m)

Wash basin, Low level WC,

1st Floor: Half Landings

Radiator, loft access

Bedroom 1 (rear)

14'1" x 11 (4.29m x 3.35m)

Built in mirrored sliding doors on fitted wardrobes, Wood effect Laminate Floor, UPVC Double Glazed Window, Radiator

Bedroom 2 (front)

13'5" x 11 (4.09m x 3.35m)

Wood effect Laminate Floor, UPVC Double Glazed Window, Radiator

Bedroom 3 (front)

7'2" x 6'6" (2.2 x 2)

Wood effect Laminate Floor, UPVC Double Glazed Window, Radiator

Bedroom 4

10'9" x 5'6" (3.3 x 1.7)

Wood effect Laminate Floor, UPVC Double Glazed Window, Radiator,

Bathroom

10'2" x 6'10" (3.1 x 2.1)

Partly tiled, vertical Radiator, UPVC Double Glazed Window, Freestanding bath, shower cubicle, Low Level WC, Pedestal Wash basin, mixer tap.

Garage

14'9" x 6'2" (4.5 x 1.9)

Outside Front

Block Paved Driveway, Slate Decorative Stone, Access to Garage

Outside Rear

Patio area, garden laid to lawn

