



## 7 Grosvenor Avenue, Liverpool, Merseyside L23 0SB

Asking Price £415,000

How about an IMMACULATE 4 BED semi-detached home in the Heart of Crosby which boasts character, class and warmth throughout?

This special property has been tastefully restored to its former glory and has exquisitely mixed modernity and tradition.

Externally, the property benefits from a driveway suitable for 2 cars, and an entertainment area to the rear. Internally, the property has a porch, entrance hall, 2 receptions rooms, kitchen-diner, utility room, WC and cloakroom.

To the first floor there are 4 double bedrooms, (an en-suite to Master) and a family bathroom.

This property is a rare find in this ideal location. Please contact Berkeley Shaw to arrange a suitable and timely viewing.





## Front Exterior

Block Paved Driveway,

## Porch

5'6" x 3'7" (1.7 x 1.1)

Tiled floor, lead lined windows, storage units

## Entrance Hall

18'0" x 5'6" (5.5 x 1.7)

Tiled floor, lead lined windows, traditional radiators

## Reception One

16'4" x 13'1" (5.0 x 4.0)

Timber floor, UPVC Double Glazed Windows, Shutter blinds, traditional radiator, Wood burner, tiled hearth, timber lintel

## Reception Two

16'4" x 13'12" (5.0 x 4.0)

Timber floor, UPVC Double Glazed Windows, Shutter blinds, traditional radiator, Wrought Iron Gas fire place with tiled hearth and surround, storage cupboards,

## Kitchen

25'11" x 12'5" (7.9 x 3.8)

Tiled floor, under floor heating, assortment of wall and base units, granite work top, basin with mixer tap, partly tiled splash back, range cooker with double oven and warm plate, grill, space for American Fridge Freezer (currently connected to internet), wine fridge, integrated dishwasher, bi-fold doors to entertainment area, access to utility room

## Utility Room

7'2" x 3'11" (2.2 x 1.2)

assortment of wall and base units, plumbing for washer dryer, basin with mixer tap, combi-boiler

## W.C.

4'3" x 4'3" (1.3 x 1.3)

automatic lighting, pedestal wash basin, low level WC, tiled floor

## Cloak Room

5'6" x 3'11" (1.7 x 1.2)

Alarm

## Landing

Traditional radiator, access to loft.

## Bedroom One (Front)

14'1" x 12'9" (4.3 x 3.9)

UPVC Double Glazed Windows, Shutter blinds, radiator, Wrought Iron fire place

## Bedroom Two (Master)

14'1" x 11'9" (4.3 x 3.6)

UPVC Double Glazed Windows, Shutter blinds, radiator, Wrought Iron fire place, fitted wardrobes.

## Ensuite to Master Bedroom

5'6" x 2'11" (1.7 x 0.9)

Low level WC, shower, basin with mixer tap, tiled floor

## Bathroom

8'6" x 8'2" (2.6 x 2.5)

Tiled floor, partly tiled wall, freestanding bath, shower cubicle, WC, Wash Basin, extractor fan, wall unit

## Bedroom Three

12'9" x 12'1" (3.9 x 3.7)

UPVC Double Glazed Windows, Shutter blinds, radiator, Wrought Iron fire place, fitted wardrobes.

## Bedroom Four

12'5" x 12'5" (3.8 x 3.8)

UPVC Double Glazed Windows, Shutter blinds, radiator, Wrought Iron fire place

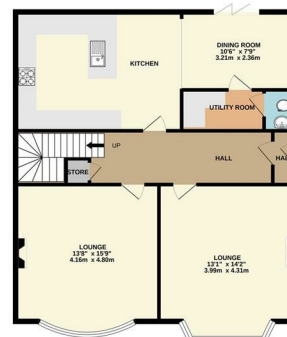
## Rear Exterior

Indian stone and artificial turfed entertainment area with timber gazebo, integrated open fire with chimney, 4 x outhouses, fully wired for internet provision.

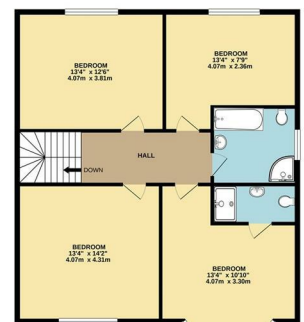
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		68	74

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	
		60	66

GROUND FLOOR



1ST FLOOR



While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for descriptive purposes only and should be used as a guide by the prospective purchaser. The services, systems and appliances shown here may not have been tested and no guarantee as to their operability or efficiency can be given.  
Mark and Kathryn (2021)

