



## 16 Balmoral Avenue, Liverpool, Merseyside L23 0QJ

£255,000

Do you want to live in an area which has Top Ranked Schools and is near to the Seafront, Golf Clubs and within easy commute to Liverpool and the Motorway networks?  
BERKELEY SHAW are pleased to present this 3 BED semi detached property in CROSBY conveniently located within walking distance of CROSBY VILLAGE.

This well proportioned accommodation, which benefits from central heating and double glazing, comprises of hallway, 2 reception rooms, and kitchen, to the ground floor. To the first floor there are 3 bedrooms, and a family bathroom.

The rear garden is laid to lawn with plants, shrubs, and patio area. The front has a driveway.

Please call us now to arrange your early viewing.



## Front Exterior

block paved driveway

## Hallway

15'1" x 6'2" (4.6 x 1.9)

UPVC Double glazed entrance doors, UPVC Double glazed window, meter cupboards, staircase to first floor, under stairs storage, laminate flooring, radiator

## Front Reception

13'5" x 10'5" (4.1 x 3.2)

UPVC Double glazed bay windows, radiator, laminate flooring

## Rear Reception

24'3" x 17'0" (7.4 x 5.2)

UPVC Double glazed french doors to rear, laminate flooring, radiator, floating fireplace with log effect gas fire

## Kitchen

19'8" x 5'10" (6.0 x 1.8)

UPVC Double glazed window, tiles floor and part tiled walls, range of fitted base and wall units with space for freestanding Fridge / Freezer, Gas hob, extractor hood and integrated electric oven and grill., integrated dishwasher, 1 1/2 drainer sink with mixer taps.

## Landing

UPVC Double glazed widow,

## Bedroom 1

12'9" x 10'9" (3.9 x 3.3)

UPVC Double glazed bay window, range of fitted wardrobes and fitted storage in bay, radiator, laminate flooring

## Bedroom 2

15'8" x 8'6" (4.8 x 2.6)

UPVC Double glazed window, radiator, laminate flooring

## Bedroom 3

6'2" x 8'2" (1.9 x 2.5)

UPVC Double glazed window, radiator, laminate flooring

## Bathroom

8'2" x 5'10" (2.5 x 1.8)

UPVC Double glazed window, fully tiled walls and flooring

wet room shower, thermostat shower with double shower heads, low level w.c. paneled bath, pedestal wash basin

## Rear Exterior

paved patio area, laid lawn, planted borders

