



23 Vogan Avenue, Liverpool, Merseyside L23 0SG

Offers In Excess Of £230,000

What a property.....This is your chance to live in an immaculate 3 BEDROOM Semi Detached Property In Crosby, which has everything you need!

Externally, the property benefits from Off Road Driveway/Parking, a garage, and a Sunny South East Facing Garden. Internally, the property consists of a Porch, Entrance Hallway, Front Lounge, Open Plan Kitchen-Diner, 3 Bedrooms and a bathroom.

Strictly by Appointment via Berkeley Shaw.



Front Exterior

Porch

7'5 x 2'5 (2.26m x 0.74m)

Hallway

6'2 x 14'3 (1.88m x 4.34m)

Lounge

Open Plan Extended Dining Kitchen

16'1 x 17'3 (4.90m x 5.26m)

Landing

Bedroom 1

12'9 x 9'3 (3.89m x 2.82m)

Bedroom 2

11'7 x 10'1 (3.53m x 3.07m)

Bedroom 3

6'2 x 7'7 (1.88m x 2.31m)

Bathroom

6'0 x 6'6 (1.83m x 1.98m)

Rear Exterior

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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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