



24 Vermont Avenue, Liverpool, Merseyside L23 5RU

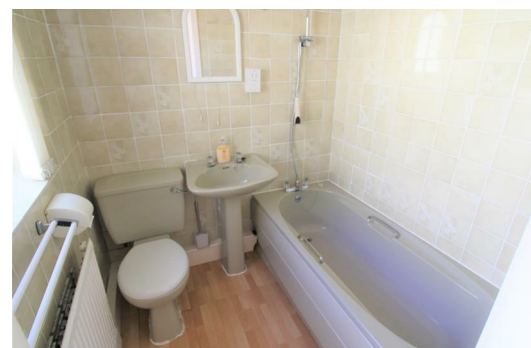
Offers In Excess Of £150,000

Do you want to live in an area which has Top Ranked Schools, Golf Clubs, within easy commute to Liverpool and the Motorway networks and close to Crosby village?

This 3 BED SEMI is an ideal family home, and given its locality to popular primary and secondary schools, will be an excellent buy.

This well proportioned accommodation, which benefits from central heating and double glazing, comprises of hallway, reception room, kitchen and a family bathroom to the ground floor. To the first floor there are 3 bedrooms . The rear garden is flagged for easy maintenance and to the front there is a walled garden .

Please call us now to arrange your early viewing.



Hallway

UPVC front entrance door, single radiator, staircase to first floor with meter cupboard below

Lounge

11'11" x 15'6" (3.648 x 4.744)

UPVC double glazed bay window to front, 3 double radiators, freestanding gas fire with hearth

Kitchen

15'1" x 8'1" (4.609 x 2.471)

UPVC double glaze window with fitted fan kitchen comprises of A range of base and wall units gas cooker point plumbing for washing machine stainless steel sink with double drainer we have a boiler and main multipoint boiler cupboard with electric meter and fuse board

Bathroom

3'6" x 5'10" (1.081 x 1.801)

UPVC double glazed window extractor fan, single radiator, bath with mixer tap, sink, low level W.C. Shaver point

Landing

With loft access

Loft

Part boarded and insulated

Bedroom 1

12'7" x 10'11" (3.840 x 3.328)

UPVC double glazed bay window to front one double radiator fitted mirrored sliding door wardrobe access to storage cupboard housing a Potterton promax SL boiler and shelving for storage, freestanding solid wood wardrobe

Bedroom 2

8'0" x 11'3" (2.453 x 3.441)

UPVC double glaze window to rear, double radiator polystyrene ceiling and a freestanding solid wood wardrobe

Bedroom 3

8'4" x 6'8" (2.546 x 2.048)

UPVC double glaze window to rear, single radiator carpet polystyrene ceiling

Outside

To the front of the property there is a walled garden and to the rear there is an enclosed rear garden fully paved with a shed

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(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		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, rooms and so on are taken and approximations and the responsibility is placed on the buyer's attention or site visitation. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The architect, surveyor and applicable authorities have not been involved in the preparation of this floorplan. Made with Floorplan CS2021

