



18 Third Avenue, Liverpool, Merseyside L23 5SA

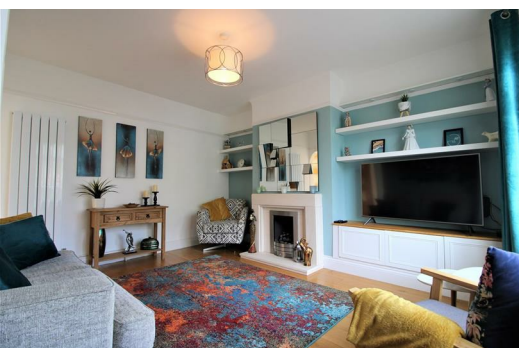
Offers In Excess Of £180,000

ENJOY AL FRESCO DINING, IN YOUR SUNNY GARDEN.....

Located in the heart of CROSBY this BEAUTIFULLY REFURBISHED MID TERRACED PROPERTY within walking distance to Crosby village and is in the catchment area of several good local schools.

The property benefits from double glazing and full gas central heating, the property comprises of: hallway, lounge, extended kitchen Diner, Utility / Cloaks room to the ground floor. Two bedrooms and family bathroom to the first floor. There is on road parking to the front of the property and garden yard.

Viewing is Highly Recommended



Hallway

UPVC double glazed door, engineered wood floor, carpet to stairs

Lounge

13'5" x 11'9" (4.1 x 3.6)

UPVC Double glazed window, engineered wood flooring, inset coal effect gas fire with marble surround, wall paneled radiator

Extended Kitchen

15'5" x 15'5" (4.7 x 4.7)

UPVC Double glazed window, UPVC French doors, range of high gloss fitted base and wall units 1 1/2 stainless steel drainer sink with mixer tap, premium laminate quartz effect worksurfaces, integrated microwave oven and grill, integrated dishwasher, inset electric induction hob, integrated electric oven, radiator, space for freestanding "american style fridge freezer"

Utility / Downstairs Cloak Room

UPVC Double glazed window, low level w.c. plumbing for washing machine, premium laminate quartz effect worksurface

Landing

Carpet

Bedroom 1

10'2" x 11'9" (3.1 x 3.6)

UPVC Double glazed windows , radiator, carpet fitted wardrobes

Bedroom 2

11'1" x 7'10" (3.4 x 2.4)

UPVC Double glazed window, radiator, carpet


Bathroom

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

UPVC double glazed window, italilan porcelane wall and floor tiles, P shaped panelled bath with shower over, glass shower screen, vanity wash hand basin, low level w.c. ladder towel rail

Rear Exterior

Fenced garden, Astro turf lawn area with wood floored seating area

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		71	
(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		
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(39-54) E		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

