



## 20 Brookfield Avenue, Liverpool, Merseyside L23 3DW

Offers In Excess Of £425,000

Would you like to live in a Beautifully Refurbished and Extended Semi within a stone's throw of Crosby Village? Just round the corner from College Road shops and the train station?

This 5 BED SEMI-DETACHED Family Home is the ideal locality to popular primary and secondary schools, will be an excellent buy.

This is an extended property has retained some traditional features which have been tastefully retained and mixed with a modern style this property is ideal for a growing family. On the ground floor is an entrance hallway, lounge, downstairs w.c. a fabulous kitchen/diner with entertaining space extending out to the garden through beautiful bi-fold doors.

To the first floor are 3 bedrooms and a family bathroom which includes a walk in shower, bath, vanity sink unit and low level w.c.

To the 2nd floor is a large under eaves storage, two bedrooms and full bathroom which includes paneled bath with electric shower over, sink and low level w.c.

Rear exterior has laid lawn and two tiled raised seating and entertaining areas, exterior lighting.

Early Viewings is recommended to snap up this gem call 01519246000



## Hallway

15'0" x 7'0" (4.58 x 2.153)

Wood effect none slip porcelain tiled floor, column radiator, staircase carpet, meter cupboard, under stairs cupboard

## WC

4'3" x 2'6" (1.316 x 0.781)

Low-level WC would affect porcelain tiles vanity sink unit with mixer tap and cupboards below electric extractor fan light fitting

## Lounge

12'5" x 14'10" (3.792 x 4.535)

UPVC double glaze windows to rear original black cast iron fire surround with inset tiles black slate hearth would affect porcelain non-slip tile floor double column radiator light fittings

## Kitchen Diner

25'1" x 20'1" (7.66 x 6.124)

METAL BIFOLD DOORS, Glass atrium roof, wooden porcelain non-slip flooring, wall radiator and single radiator (column)

Soils fuel wood burner, chrome cased inset spot lights, kitchen range of fitted base and wall units cream high gloss, integrated Siemens double oven and grill, Siemens microwave and warming drawer. Siemens integrated fridge, Siemens integrated freezer, Kenwood slimline dishwasher, freestanding washing machine.

Candy Extractor fan, electric Bosch hob, stainless steel single sink, tap. Tiled around work surface. Granite molded work surfaces Double glazed skylight

## Landing 1st Floor

UPVC double glazed window, banister rails spindles carpeted throughout, light fittings, smoke detector access to all first floor rooms

## Bedroom 1

10'8" x 14'10" (3.2553 x 4.541)

UPVC double glaze bay window to front, carpet column radiator light fitting

## Bedroom 2

7'8" x 8'9" (2.36 x 2.685)

UPVC double glaze window to front, great, paneled radiator, carpet, built in storage cupboard housing Worcester Bosch boiler

## Bedroom 3

16'1" x 10'10" (4.926 x 3.320)

UPVC double glaze window to rear, carpet, grey column style radiator light fitting

## Bathroom

8'7" x 7'9" (2.620 x 2.384)

Dark brown wood effect porcelain tiles to floor, off-white mat brick affect tiles to 3 walls, chrome ladder towel rail, low-level WC, walk in

full-size shower with mixer tap and rainfall showerhead, full-size bath with tiled panel mixer tap with shower attachment, vanity sink unit with cupboard below mixer tap, UPVC double glazed frosted glass window, electric extractor, fan Six inset spotlights to ceiling

## Landing 2nd Floor

Carpet on stairs in London electric sockets light fittings access to large eaves storage

## Bedroom 4

14'5" x 9'1" (4.4012 x 2.780)

UPVC double glaze window, grey column radiator, carpet, shelving in eave for storage, light fitting

## Bedroom 5

9'9" x 9'10" (2.988 x 3.00)

UPVC double glaze window, carpet, grey column radiator, light fitting

## Bathroom

10'4" x 5'8" (3.168 x 1.743)

Dark wood porcelain wood effect tiles, chrome ladder towel rail, large mottled white tiles in wet areas, electric extractor fan to wall, double glaze Velux window, full-size paneled bath with plastic tongue and groove effect panel chrome mixer tap electric shower, pedestal wash hand basin with mixer tap, low-level WC with push flush

## Outside

To the front of the property there is a paved pathway to front door UPVC double glaze lead lined windows with composite front door slate chippings to front boundary wall metal iron gate. To the rear of the property there is a Lawn area wooden boundary, porcelain tiled seating areas

