



35 Elm Avenue, Liverpool, Merseyside L23 2SX

Offers In Excess Of £775,000

We are thrilled to bring to market this THREE / FOUR bedroom detached family home in a popular, leafy and sought after part of Moor Park, Crosby. The property has landscaped gardens to the front, side and rear and has been refurbished to a high and tasteful standard. This amazing family home briefly comprises of a open entrance hall, with an oak door, two spacious reception rooms. Fitted kitchen with an island, utility, vaulted ceilings, open plan with a stunning orangery. There is also a W/c on the ground floor. The spiral staircase to the first floor leads to a Master bedroom with en-suite and dressing room. A second double bedroom and a third which gives access to the spacious Fourth bedroom.

We advise booking your viewing as early as possible to avoid missing out on this stunning family home.



Open Plan Hallway / Reception Room

24'11" x 24'3" (7.6 x 7.4)

Tiled floor leading to wooden floor, radiator x 3, oak framed windows and doors, fireplace with gas fire.

WC

Low level WC, sink, window.

Reception Room

12'9" x 13'5" (3.9 x 4.1)

Oak framed windows and doors, radiator, storage cupboard, feature fireplace.

Open Plan Kitchen with Orangery

17'0" x 16'0" open to 18'0" x 12'5" (5.2 x 4.9 open to 5.5 x 3.8)

Vaulted ceiling, oak framed windows, range of cupboards and drawers, integrated oven, integrated microwave, island with sink and mixer tap, gas hob, fryer, cupboards and pan drawers. Radiators and tiled floor through both the kitchen and orangery, oak framed windows and door to side.

Utility Room

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

Range of wall and base units, stainless steel sink and drainer with mixer tap, plumbing for washing machine and space fro dryer and fridge freezer, combi boiler, oak framed window, tiled floor.

Stairs to First Floor

Spiral staircase

Landing

Radiator

Family Bathroom

13'9" x 8'6" (4.2 x 2.6)

Low level WC, sink with mixer tap, walk in shower, free standing bath, radiator, tiled floor, oak framed window.

Bedroom 1

13'9" x 14'1" (4.2 x 4.3)

Oak framed windows x 2, radiator.

En Suite

7'2" x 8'6" (2.2 x 2.6)

Low level WC, designer sink with tap, sunken bath with shower attachment, storage cupboards, oak framed window, tiled floor.

Dressing Room

Oak framed window, radiator, drawers

Bedroom 2

12'9" x 13'9" (3.9 x 4.2)

Port hole window, radiator.

Bedroom 3

8'6" x 9'10" (2.6 x 3)

Oak framed windows, storage cupboard x 2, staircase to Bedroom 4, radiator.

Bedroom 4

30'10" x 10'5" (9.4 x 3.2)

Oak framed Velux windows x 3, radiators x 3, storage cupboards x 2.

