# **Berkeley**Shaw

35 Liverpool Road Great Crosby Liverpool L23 5SD 0151 924 6000 www. berkeleyshaw.com



# 2 Ilford Avenue, Liverpool, Merseyside L23 7YF

Offers In Excess Of £280,000

NO CHAIN!! Sunny and spacious family home in Crosby... A stone throw from the beach, great schools and all amenities. This EXTENDED three bedroom semi-detached property benefits from not being directly overlooked to either the front or rear, and has a large front garden with a three car drive. The ground floor comprises of two reception rooms, the rear being extended, an extended kitchen and an under stairs w/c. To the first floor there are three bedrooms and a family bathroom with a separate w/c. The rear garden also has a garage.

Book your viewing TODAY!!



# Porch

# **UPVC Door**

#### Hall 10'9" x 6'10" (3.3 x 2.1) Original features, radiator and W/C

## W/C

5'10" x 2'3" (1.8 x 0.7) W/C and washing hand basin

### Lounge

#### 11'9" x 10'9" (3.6 x 3.3)

UPVC Box bay Bay window, Gas fire and radiator. Original door, and picture rail

## Second Reception

#### 18'4" x 10'9" (5.6 x 3.3)

Extended, gas fire with stone surround, original door and picture rails, 1 x radiator and Double glazed sliding door to paved area of garden

#### **Kitchen**

## 19'0" x 6'6" (5.8 x 2)

Extended kitchen, with triple aspect. Range of wall and base units, stainless steel sink and mixer tap. a radiator, plumbing for washing machine and a pantry cupboard.

#### **Bedroom One**

#### 11'9" x 10'5" (3.6 x 3.2)

Double bedroom to the front, fitted storage and a bay window. 1 x radiator and original door.

## **Bedroom Two**

#### 9'10" x 13'9" (3 x 4.2)

Double bedroom to the Rear, fitted wardrobes on both sides of the chimney breast. and a double glazed window. 1 x radiator and original door.

# **Bedroom Three**

#### 7'10" x 6'6" (2.4 x 2)

Double bedroom to the front, a bay window. 1 x radiator and original door.

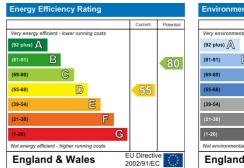
### **Family Bathroom**

#### 6'2" x 6'10" (1.9 x 2.1)

Corner bath, vanity unit with sink and taps, separate freestanding shower. Tiled walls

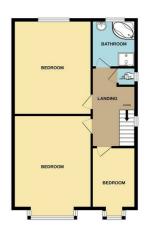


W/C



# B **England & Wales** EU Directive 2002/91/EC





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