



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		80
	55	
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		
(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 description contained herein, measurements of floor, wall, ceiling, rooms and plot shall remain the responsibility and the responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The correct system and approach shall be used and the correct and no guarantee as to their quantity or efficiency can be given. Made with SketchUp 2012.

