# BerkeleyShaw

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



# 42 Oaklands Avenue, Liverpool, Merseyside L23 2TW Asking Price £235,000

Do you want to live in area with TOP RANKED schools and within walking distance of Crosby Village?

This property would be ideal for a first time buyer or young family. Benefiting from large front garden, this is a property with significant potential.

This family accommodation offers reception hall, lounge, rear reception room, kitchen opening to a Side passage with Outhouses. To the first floor there are 3 bedrooms, family bathroom. There gardens front side and rear.

Extension potential to the side of the property,

Please call BERKELEY SHAW on 015 924 6000 to arrange your viewing.



#### **Front Exterior**

Lawned area, paved pathway to entrance, land to side of property has potential to allow the property to be extended this would be subject to planning conditions.

#### Porch

UPVC double glaze French doors to front with UPVC windows surrounding

#### Hallway

#### 11'1" x 6'5" (3.4 x 1.96)

Wooden entrance door with double glazed leadline window, wood effect laminate wood floor, double radiator and staircase to 1st floor

#### **Reception 1**

#### 14'0" x 13'5" (4.29 x 4.09)

Double glazed window to front half bay, wood effect laminate flooring, marble hearth (boarded open fire), double radiator

#### Reception 2

#### 10'0" x 9'3" (3.07 x 2.82)

PVC double glaze window to rear double, panelled radiator, wood effect laminate flooring, door to kitchen and door into front reception

#### **Kitchen**

#### 12'0" x 9'3" (3.66 x 2.84)

PVC double glaze window, single glazed window, gas cooker point, kitchen comprises of a range of fitted base and wall units with single stainless steel sink with mixer tap plumbing for washing machine built in parlour cupboard and wooden door to exterior

#### Side Passage and Outhouses

Covered Side passage with 3 storerooms, aluminium door to front, wooden door to rear.

#### Landing

#### 6'6" x 8'7" (2.006 x 2.625)

Banister rail, carpet, PVC obscure double glaze window loft hatch access to all bedrooms and bathroom

#### Bedroom 1

#### 11'4" x 11'5" (3.470 x 3.505)

PVC double glaze window to front single panelled radiator

would effect laminate flooring built-in fitted wardrobes in alcoves

## Bedroom 2

### 13'3" x 9'6" (4.045 x 2.914)

PVC double glazed window to rear, wood effect laminate flooring, single panelled radiator, built-in storage cupboard housing combination boiler

#### Bedroom 3

#### 8'5" x 7'10" (2.59 x 2.39)

PVC double glaze window to front large over stairs storage unit single panelled radiator

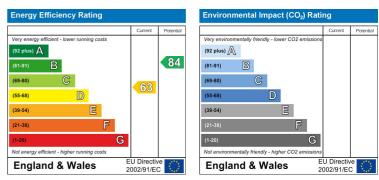
#### Bathroom

#### 6'1" x 5'8" (1.878 x 1.752)

PVC double glaze window, fully tiled walls, PVC tongue and groove effect ceiling panels, panelled bath, combination Mira mixer shower, sink, low-level WC, storage cupboard with shelving

#### **Rear Exterior**

Larged Lawned area





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