



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

