



29 Cambridge Avenue, Liverpool, Merseyside L23 7XN

Offers In Excess Of £500,000

Elegant Edwardian double fronted property with versatile accommodation for families . Beautiful mature large garden. Five double bedrooms. Three bathrooms. Large conservatory. Perfectly located for Crosby Village, Blundellsands Railway station and excellent schools.

Currently configured for multi generational living, with accommodation over three floors. Ground floor, two large reception rooms with feature fireplaces, bathroom with shower over bath, open plan kitchen diner with French doors leading to large conservatory.

First floor, four large double bedrooms, one currently used as lounge, one as kitchen diner , one as home gym , plus large family bathroom with separate shower enclosure. Second floor master suite with dressing area, sleeping area, sitting area and separate en-suite bathroom with shower bath. Access to three large boarded loft storage areas.

Outside large back garden laid to lawn with two sunny patios, and front drive with parking for two cars.



Vestibule

4'7" x 3'11" (1.4 x 1.2)

Meter cupboards, tiled floor

Hallway

20'4" x 19'8" (6.2 x 6)

Original features, radiator, wooden floor.

Reception Room 1

17'0" x 12'1" (5.2 x 3.7)

UPVC double glazed window, cast iron fire place with gas fire, radiator.

Reception Room 2 / Bedroom

17'0" x 12'1" (5.2 x 3.7)

Currently being used as a bedroom. UPVC double glazed window, radiator.

Bathroom

5'6" x 8'2" (1.7 x 2.5)

Low level WC, pedestal sink, bath, electric shower over bath, tiled floor, UPVC double glazed window.

Inner Hall

3'7" x 3'7" (1.1 x 1.1)

Tiled floor

Dining Room

12'1" x 11'9" (3.7 x 3.6)

UPVC double glazed patio doors, radiator, wooden floor

Conservatory

14'5" x 11'1" (4.4 x 3.4)

UPVC double glazed, tiled floor.

Kitchen

11'5" x 7'10" (3.5 x 2.4)

Range of wall and base units, electric hob, double oven, stainless steel sink with mixer tap plumbing for washing machine, radiator, UPVC double glazed door, UPVC double glazed window x 2, tiled floor

First Floor

Landing

17'4" x 8'6" (5.3 x 2.6)

Reception Room / Bedroom 1

17'0" x 11'9" (5.2 x 3.6)

UPVC double glazed window, gas fire with wooden surround, radiator.

Bedroom 2

12'5" x 11'5" (3.8 x 3.5)

UPVC double glazed window, radiator, laminate floor

Bedroom 3

10'5" x 12'1" (3.2 x 3.7)

Currently used as a gym.

UPVC double glazed window, storage cupboard, radiator, laminate floor.

Kitchen / Diner Originally a Bedroom 4

17'0" x 12'1" (5.2 x 3.7)

Range of wall and base units, stainless steel sink with mixer tap, electric hob, double oven, extractor fan, dishwasher, plumbing for washing machine, space for fridge freezer, part tiled walls, tiled floor

Bathroom

8'6" x 7'10" (2.6 x 2.4)

Low level WC, pedestal sink, bath, walk in shower, towel ladder radiator, UPVC double glazed window x 2, tiled walls and floor.

Second Floor

Landing

6'10" x 6'10" (2.1 x 2.1)

Velux window

Bedroom 5

19'0" x 12'5" (5.8 x 3.8)

UPVC double glazed window, velux window, under eaves storage, laminate floor. Open plan to dressing area

Bathroom

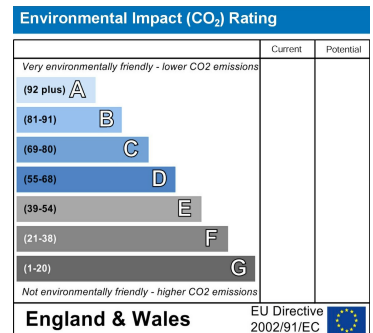
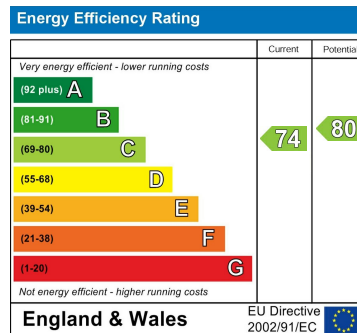
8'2" x 6'2" (2.5 x 1.9)

Low level WC, pedestal sink, P shaped bath with electric shower, part tiled walls, vinyl floor, UPVC double glazed window.

Dressing Area

11'9" x 8'2" (3.6 x 2.5)

Velux window, storage cupboard, radiator, laminate floor.



While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of above, below, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for general purposes only and should be used as such for any professional purposes. The area, volume, weight and appearance of items shown here are not intended to be taken as their quantity or efficiency can be given. Made with Mapbox OS22

