



2 Whitham Avenue, Crosby, Merseyside L23 0RD

Asking Price £285,000

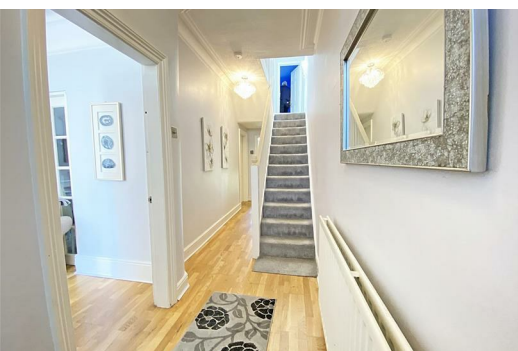
*****CALLING ALL FIRST TIME BUYERS, THIS PROPERTY IS STAMP DUTY EXEMPT. CALL NOW TO SECURE YOUR VIEWING *****

BERKELEY SHAW are pleased to bring to the market this beautiful three bedroom semi detached home in the popular residential area of CROSBY. The property is close to local amenities including shops, schools and transport links to motorways and surrounding areas.

The property comprises of an entrance hallway, reception room, dining room, kitchen fitted with high quality units. On the first floor there are two double bedrooms and single bedroom along with family shower room.

Set in a popular location this delightful three bedroom semi detached home provides excellent living space with quality fitments and tasteful décor throughout.

Please contact BERKELEY SHAW on 0151 924 6000 to secure your viewing!!



Front Exterior

Block paved driveway with Electric vehicle charging point

Vestibule

Exterior solid wooden entrance door, meter cupboard

Hallway

Oak floor, radiator, staircase to first floor with carpet, built in understairs storage cupboards.

Front Reception

15'9" x 12'4" (4.823 x 3.781)

PVC Double glazed double glazed bay windows, oak flooring, duel fuel log burner inset in fireplace, radiator, double glazed french doors leading to rear reception room

Rear Reception

11'3" x 13'9" (3.434 x 4.207)

PVC Double glazed window, oak flooring, brick built feature fireplace, radiator

Kitchen

11'6" x 9'10" (3.520 x 3.020)

PVC Double glazed french doors leading to rear garden, kitchen comprises of a range of fitted base and wall units, 1 1/2 stainless steel sink with mixer tap, space for fridge freezer, integrated appliances include oven and grill, microwave, washing machine, dishwasher.

Landing

PVC Double glazed window, carpet

Bedroom 1

15'2" (front of wardrobes) x 15'11" (into bay) (4.626 (front of wardrobes) x 4.872 (into bay))

PVC Double glazed bay windows, range of fitted wardrobes, radiator and carpet

Bedroom 2

13'9" x 11'4" (4.202 x 3.470)

PVC Double glazed window, radiator and carpet

Bedroom 3

9'9" x 6'8" (2.987 x 2.056)

PVC Double glazed window, radiator and laminate floor

Shower Room

5'2" x 6'1" (1.575 x 1.879)

PVC Double glazed window, panelled walls and ceiling, laminate flooring, large walk in shower tray with glass screen, combination shower, low level W.C. Vanity sink unit with mixer tap.

Rear Exterior

Large Lawn area, paved patio and entertaining space, fenced and walled boundary.

