



2 Glenby Avenue, Liverpool, Merseyside L23 0QA

Asking Price £229,950

A FANTASTIC OPPORTUNITY for a first time buyer or developer to purchase a good sized three bedroom semi detached property on a corner plot in need of modernization but conveniently located in a prime catchment area for local schools, local shopping and transport links. This WELL PROPORTIONED accommodation which benefits from central heating and part double glazing comprises of porch, entrance hall, lounge and kitchen/diner to the ground floor. To the first floor there are three bedrooms and family bathroom. There are good sized gardens to the front side and rear with a detached garage.



Porch

1'7" x 5'10" (0.5 x 1.8)

UPVC front door, original tiled floor and stained glass windows to hallway

Hallway

Window to side, radiator and under stairs storage original picture rail

Front Lounge

13'9" x 11'1" (4.2 x 3.4)

Box bay window to front gas fire and radiator

Rear Dining Room

15'5" x 11'1" (4.7 x 3.4)

UPVC French door to rear garden, gas fire in surround and radiator

Kitchen

15'5" x 5'10" (4.7 x 1.8)

Galley kitchen with windows to side and rear, door to rear garden, range of wall and base units, stainless steel single drainer sink, gas cooker

Family Bathroom

7'2" x 5'10" (2.2 x 1.8)

Window to rear, low level WC, paneled bath, pedestal wash hand basin part tiled walls and storage cupboard

Bedroom 1

11'1" x 14'1" (3.4 x 4.3)

Box bay window to front, radiator

Bedroom 2

12'1" x 11'1" (3.7 x 3.4)

Window to rear, radiator and built in storage

Bedroom 3

8'2" x 5'10" (2.5 x 1.8)

Window to front and radiator

Garage

8'2" x 16'0" (2.5 x 4.9)

Outside

Property situated on a corner plot with a garden to the front side and rear

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			84
(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 floorplan contained here, measurements of rooms, corridors, rooms and other areas are approximate and no responsibility is taken for any error, omission or inaccuracy. This plan is for illustrative purposes only and should not be used as such for any prospective purchase. The layout, fixtures and appliances shown here are not to be taken as a guarantee as to their operability or efficiency can be given. Made with Mapbox (2022)

