



## 34 Avon Court, Liverpool, Merseyside L23 2SD

Asking Price £159,995

Berkeley Shaw Estate Agents are happy to offer for sale a two-bedroom FIRST FLOOR APARTMENT in a much sought-after location in the centre of Crosby Village, close to local shopping and transport links. This spacious accommodation benefits from hot air heating and double glazing. The property comprises of entrance hall, lounge, dining/kitchen, two bedrooms and a bathroom room. The property has communal gardens and parking.



## Front Exterior

Communal Gardens

## Hallway

21'3" x 4'3" (6.5 x 1.3)

Entrance door, carpet, storage cupboards

## Lounge

14'5" x 13'9" (4.4 x 4.2)

Double glazed window

## Kitchen/ Dining Room

14'9" x 10'5" (4.5 x 3.2)

Double glazed windows, newley fitted kitchen with a range of wall and base units, integrated electric oven and gas hob, plumbing for washing machine, in dining area double glazed window and flooring

## Bedroom 1

11'9" x 11'1" (3.6 x 3.4)

Double glazed window, carpet, fitted wardrobes

## Bedroom 2

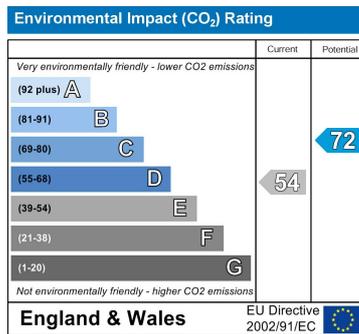
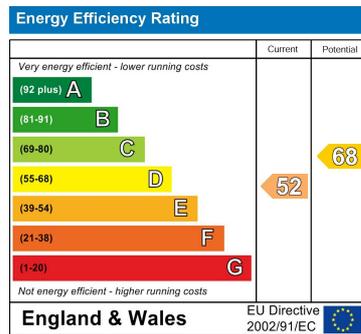
13'5" x 7'6" (4.1 x 2.3)

Double glazed window, carpets

## Bathroom

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

Double glazed window, tiles walls, bath, sink and low-level w.c., storage cupboard housing water tank, shower cubicle.



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