



## 55 Brentwood Avenue, Liverpool, Merseyside L23 2UY Offers In The Region Of £465,000

A home in the heart of Crosby is waiting here.....Upgraded throughout to a high standard, this is an exceptional opportunity to purchase a 5 BED SEMI, with a driveway and rear garden.

On the ground floor are an open porch, entrance Hallway, kitchen dining room, utility room and two reception rooms. On the first floor are 4 bedrooms and a family bathroom. Kitchen appliances including the rangemaster and American fridge are included in the sale.

Fully converted loft with ensuite.

Externally a large block paved drive, to the rear artificial grass, paved and brick-built outdoor fireplace and mature shrubs. There is a full external CCTV system and alarm.

NO CHAIN

Access by Appointment via Berkeley Shaw.



**Porch**  
1'11" x 6'10" (0.6 x 2.1)  
Wooden floor and door

**Hall**  
16'4" x 6'10" (5.0 x 2.1)  
Engineered wood flooring, radiator

**Front Lounge**  
15'5" x 11'1" (4.7 x 3.4)  
Engineered wood flooring, radiator, wood burner, UPVC leaded window, TV point, fitted shelves

**Rear Lounge**  
15'5" x 11'9" (4.7 x 3.6)  
Engineered wood flooring, radiator, wood burner, UPVC patio doors, TV point, fitted shelves

**Kitchen Diner**  
15'5" x 12'1" (4.7 x 3.7)  
Range of modern wall and base units, tiled flooring, radiator, UPVC patio doors, solid wood worktops, integrated dishwasher, stainless steel extractor, stainless steel double sink, flexible mixer tap, gas range cooker with an electric oven.

**Shower and Utility Room**  
7'2" x 10'9" (2.2 x 3.3)  
Range of modern wall and base units, plumbing for washing machine, services to stack a dryer above, tiled floor, low-level WC, pedestal sink, large shower cubicle, electric shower, UPVC double glazed window, part tiled walls.

**Garage Storage Area**  
7'2" x 3'11" (2.2 x 1.2)  
Gas boiler, storage area

**Hall Cupboard**  
6'10" x 2'7" (2.1 x 0.8)

**Bedroom 1**  
15'8" x 11'1" (4.8 x 3.4)  
Fitted wardrobes, TV point and bracket, designer radiator, UPVC leaded window, laminate floor

**Bedroom 2**  
Fitted wardrobes, radiator, UPVC window, laminate floor

**Bedroom 3, Dressing room**  
6'10" x 6'10" (2.1 x 2.1)  
Fitted wardrobes and cupboards, designer radiator, UPVC leaded window, laminate floor

**Bedroom 4**  
14'5" x 6'10" (4.4 x 2.1)  
Radiator, UPVC window, laminate floor

**Family Bathroom**  
9'6" x 7'10" (2.9 x 2.4)  
Back-to-wall WC, walk-in shower cubicle, tiled floor and part walls, sink with vanity unit, modern freestanding Bath, designer radiator, UPVC window

**bedroom 5**  
14'5" x 11'5" (4.4 x 3.5)  
Radiator, UPVC window, storage areas

**ensuite**  
5'6" x 7'10" (1.7 x 2.4v)  
Tiled floor to ceiling, walk-in shower, UPVC double glazed window, low-level WC, sink with vanity unit, designer radiator

**Outside**  
Front block paved large drive. Rear artificial grass, paved and brick-built outdoor fireplace, mature shrubs

