



41 Park Avenue, Liverpool, Merseyside L23 2SR

£625,000

Berkeley Shaw are delighted to present this amazing opportunity to purchase this five-bedroom semi detached property in the heart of Crosby, on Park Avenue. To the ground floor, the property briefly compromises of a spacious open plan kitchen/living space, with bi-fold doors leading to a patio and the garden. There is also a living room, a family room, a downstairs WC and a utility room. To the first floor, the property offers a master bedroom with an en suite and dressing room attached, plus a further 3 double bedrooms. There is also a family bathroom room. To the second floor, there are a further 2 bedrooms. Externally, the property is surrounded by front and back gardens and off-road parking.

Early viewing is highly recommended to avoid disappointment.



Porch

8'7" x 6'3" (2.63 x 1.92)

UPVC double-glazed windows x 2, Wooden front door with glass inset, Wall light, Gas meter cupboard, Wooden floor

Hallway

17'0" x 6'3" (5.20 x 1.92)

Electric meter cupboard, Feature radiator, Italian porcelain floor tiles, Designer radiator

Lounge

14'1" x 12'0" (4.3 x 3.66)

UPVC double-glazed bay window with shutters, radiator, gas fire, laminate floor

Kitchen/Living Room

17'3" x 27'6" (5.26 x 8.39)

Range of cupboards (wall and base) and pan drawers, granite worktops, Island unit with integrated dishwasher, integrated fridge, wine chiller, granite worktops, Belfast sink with quooker boiling water tap, Italian porcelain floor tiles, Bifold doors to the rear garden which has outdoor lighting, lantern skylight and underfloor heating

Utility Room

11'9" x 8'11" (3.59 x 2.74)

Range of cupboards (wall and base), granite worktops, Stainless steel one-and-a-half bowl sink with mixer tap, space for American-style fridge freezer, space for dryer, plumbing for washing machine Italian porcelain floor tiles and underfloor heating

Family Room

11'0" x 17'0" (3.37 x 5.19)

UPVC double-glazed window, radiator, feature fire with tiled surround and wooden surround, wooden floor

Downstairs WC

4'0" x 10'4" (1.23 x 3.17)

Low-level WC, sink with mixer tap, vanity unit, towel ladder radiator. Italian porcelain floor tiles, UPVC double-glazed window Access via door to the garage

Garage

18'4" x 10'7" (5.59 x 3.25)

With electrics

Stairs to First Floor

UPVC double-glazed window

Bedroom 1

12'1" x 9'7" (3.69 x 2.93)

UPVC double-glazed window, radiator, shelving unit

Bedroom 2

14'2" x 11'0" (4.32 x 3.36)

UPVC double-glazed bay window, radiator, shelving unit, laminate floor

Master Suite Bedroom 3

10'4" x 13'3" (3.15 x 4.06)

UPVC double-glazed window with shutters, radiator, laminate floor

Ensuite Bathroom

10'4" x 9'4" (3.17 x 2.86)

Low-level WC, pedestal sink, walk-in Shower, towel ladder radiator, UPVC double-glazed window

Dressing room

12'0" x 12'0" (3.68 x 3.68)

UPVC double-glazed bay window with shutters, shelving, radiator, laminate floor

Family Bathroom

9'11" x 5'1" (3.04 x 1.56)

Low-level WC, pedestal sink, P-shaped bath with overhead shower, towel ladder radiator, part tiled walls, tiled floor with underfloor heating

Bedroom 4 Second Floor

10'9" x 8'6" (3.29 x 2.61)

Velux window, under eaves storage

Bedroom 5 Second Floor

11'1" x 8'8" (3.40 x 2.66)

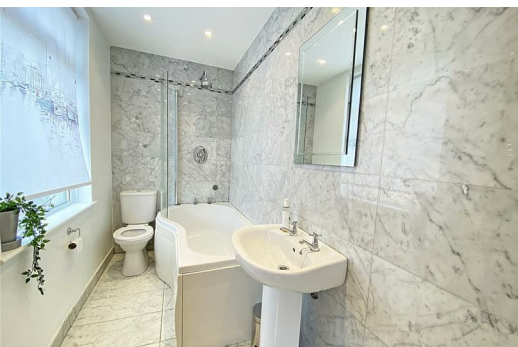
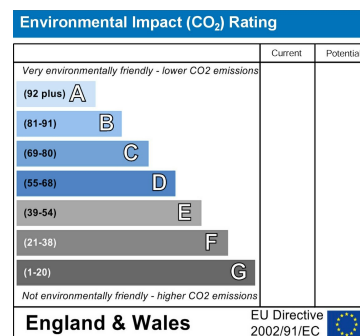
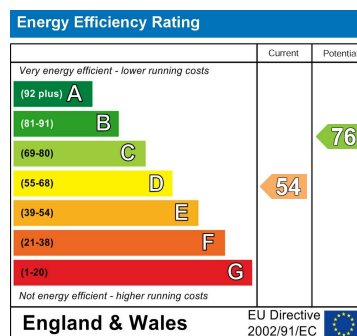
Velux window, under eaves storage

Outside Front Garden

Block paved driveway, selection of shrubs and bushes, garage

Outside Back Garden

Italian Porcelain tiled patio, outdoor lighting, lawn, selection of well established frit trees and shrubs



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