



2 Whitham Avenue, Crosby, Merseyside L23 0RD

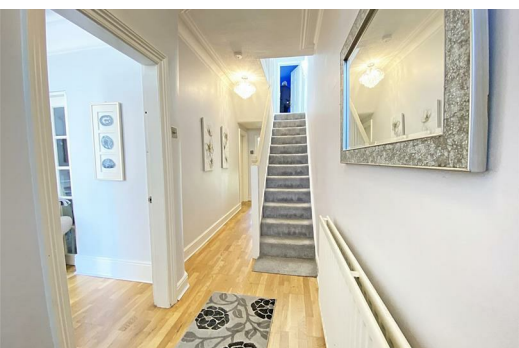
Asking Price £270,000

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, in the catchment area for excellent primary and secondary schools in the area, close to all transport links to motorways and surrounding areas.

The property comprises of driveway to the front exterior, entrance hallway, lounge, 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. This property has a South East facing Garden with two patio areas and lawn so you can enjoy the sun all day and in to the evening.

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 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

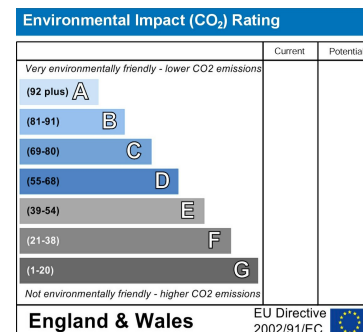
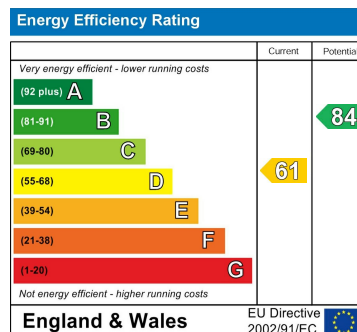
Shower Room

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

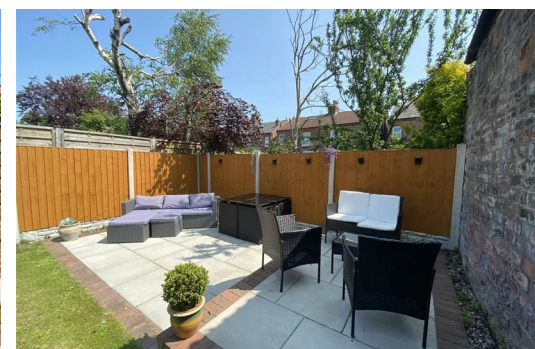
PVC Double glazed window, panelled walls and ceiling, laminate flooring, large walk in shower tray with glass screen, combination shower, low level W.C. Vanity sink unit with mixer tap.

Rear Exterior

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



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, rooms and any other parts are approximate and no responsibility is taken for any errors or omissions in the information. This plan is for illustrative purposes only and should be used as a guide only. prospective purchaser. The services, equipment and appliances shown here have not been tested and no guarantee can be given regarding their efficiency or the system. Made with Metrepro 10002



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