



80 Alexandra Road, Liverpool, Merseyside L23 7TG

Asking Price £340,000

If you are looking for a spacious family home or a property with potential for development subject to necessary planning, this could be the perfect property for you!

Berkeley Shaw is delighted to bring to the sales market this four-bedroom semi-detached property located on Alexandra Road L23. The surrounding area boasts an excellent variety of amenities making this the perfect buy for a variety of buyers. There is a range of schools covering all age ranges making this perfect for families, Crosby Village and Coronation Road offers a wide variety of shops, bars, restaurants and cafes. There is also a strong transport infrastructure making this a perfect buy for commuters. The property further benefits from an extensive garden with access from Vermont Avenue. This offers immense potential for further development subject to the necessary permissions.

Set out across two floors, the accommodation briefly comprises; vestibule leading to an inviting reception hall with under stairs storage. The bay fronted living room is the ideal space to relax of an evening and benefits from a gas fire. To the property's rear is a sitting room with a sliding door out to the rear garden. Completing the layout is a spacious kitchen diner boasting a range of integrated appliances and ample storage. Rising to the first floor, the landing provides access to four generously sized bedrooms and a three-piece family bathroom. Externally, the property has a walled and gated front garden, some properties on the street have converted this to provide off street parking. To the rear is an expansive garden with patio area, laid to lawn, mature borders and gated access from Vermont Avenue. Further benefits include gas central heating, double glazing and no onward chain.

Viewing is essential to appreciate this fantastic opportunity!



Vestibule

Part tiled walls & cupboards housing gas & electric meters.

Entrance hall

Radiator, stairs to upper floor, storage cupboard and wood panelling to stairs.

Living room

Double glazed windows to bay, gas fire & 3 x radiators.

Sitting room

Double glazed sliding door to garden, gas fire & radiator.

Kitchen diner

2 x double glazed windows, door to garden, tiled back splash, stainless steel sink with drainer, range of wall & base units, gas burning hob, electric oven, integrated dishwasher, integrated fridge & freezer.

Landing

Loft access.

Bedroom 1

Double glazed window, fitted wardrobes & radiator.

Bedroom 2

Double glazed window, fitted wardrobes & radiator.

Bedroom 3

Double glazed window & radiator.

Bedroom 4


Double glazed window, fitted wardrobes & radiator.


Bathroom

Bath with electric shower, double glazed window, WC, basin, tiled floor, tiled walls & radiator.

Externally

Walled front garden with gated access. Rear garden with laid to lawn, outbuildings, mature borders, decked area & gated access from Vermont Avenue providing off street parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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		
(81-91) B		
(69-80) C		
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Not environmentally friendly - higher CO ₂ emissions		
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