



23 Rosebery Avenue, Liverpool, L22 2BH

Offers Over £270,000

If you are searching for a turnkey home in the heart of Brighton-Le-Sands, this could be the ideal home for you!

Berkeley Shaw is delighted to offer for sale, this beautifully presented three-bedroom semi-detached home located on Rosebery Avenue L22. The property is in one of the most sought-after postcodes in the region, given the abundance of amenities available in the area. The area offers superb transport links via both road and rail, giving easy access to Liverpool City Centre, Southport and surrounding areas. A vibrant range of shops, restaurants, cafes and bars can also be enjoyed in the area. Crosby Beach, one of the area's premier recreation spots is also just a short walk away.

This fantastic home offers spacious and well-thought-out accommodation throughout. Set out across two floors, the accommodation comprises; storm porch, inviting entrance hall with understairs storage, beautiful bay fronted living room complete with shutter blinds, integrated storage into the alcoves and log burner. To the rear of the property is a stunning kitchen diner. The kitchen area boasts quartz work tops, a range of high-end integrated appliances, ample storage, feature fireplace and 'French' doors out to the rear garden. This is a fantastic space to entertain or dine as a family! Ascending to the first floor, the landing gives access to three good-sized bedrooms, two of which boast fitted wardrobes and a modern three-piece bathroom. Externally, the property has a walled front garden and generously sized rear garden with patio area, laid to lawn and outbuildings. Further benefits include gas central heating and double glazing.

Viewing is essential to appreciate the quality of this fantastic home!



Storm porch

Entrance hall

Laminate floor, downstairs storage, radiator, coving & timber frame door with single glazed windows

Living room

Laminate floor, radiator, shutter blinds, log burner, picture rail & storage in alcoves.

Kitchen diner

Range of wall & base units, quartz work tops, induction hob, Neff oven, integrated dishwasher, integrated washing machine, integrated fridge freezer, combi boiler, stainless steel sink, extractor hood, UPVC 'French' doors to garden, double glazed window, vertical radiator & feature cast iron fireplace.

Landing

Double glazed window, loft access and picture rail.

Bedroom 1

Double glazed window, radiator, cast iron feature fireplace, shutter blinds & picture rail.

Bedroom 2

Double glazed window, fitted wardrobes, cast iron feature fireplace, radiator, shutter blinds & picture rail.

Bedroom 3

Double glazed window, shutter blinds, radiator & picture rail.

Bathroom

Double glazed window, tiled walls, WC, basin, radiator & bath with shower & glass shower screen.

Externally

Walled & gated front garden. Gated access to the side of the property. Rear garden with patio area, laid to lawn, mature borders and outbuildings.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(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			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, elevations, areas and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The names, colours and graphical details have not been tested and its appearance may be the responsibility of the manufacturer. Made with Metagen (2022)



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