



3 Bonnington Avenue, Crosby, Merseyside L23 7YJ

Offers In Excess Of £400,000

If you are searching for a spacious family home in the heart of L23 with fantastic potential, this could be the perfect home for you!

Berkeley Shaw Real Estate is delighted to bring to the sales market this four-bedroom semi-detached home located on Bonnington Avenue L23. This home requires some cosmetic upgrading but has fantastic potential for the right buyer. The property is in one of the most sought-after suburbs in the region given the fantastic array of amenities available. If you are a family, this is the perfect area for you due to the fantastic variety of schools covering all age ranges. The area also boasts a range of shops, bars, cafes and restaurants. If you are a commuter needing easy access to Liverpool City Centre, Southport and surrounding areas, then there is also a strong transport network via both road and rail.

Laid out across two floors, the accommodation briefly comprises; enclosed porch leading to a spacious and inviting entrance hall which provides access to the garage and boasts a WC. The through living/dining room is a perfect space to entertain or relax as a family and is flooded with natural light via the bay and sliding doors. To the rear of the property is a kitchen diner boasting ample storage and access to the pantry. Completing the ground floor layout is a lean-to which provides further access to the rear garden. Rising to the first floor, the spacious landing with feature stained glass window provides access to four bedrooms, a two-piece bathroom and separate WC. Externally, the property boasts a front garden with mature borders and block paved driveway. To the rear of the property is a fantastic Southwest facing rear garden with laid to lawn, patio area, mature borders and the added benefit of not being overlooked. Further benefits include no onward chain, majority double glazing and gas central heating.

Viewing is essential to appreciate this fantastic opportunity!



Porch
Tiled floor, UPVC door & double glazed windows.

Entrance hall
Radiator & stairs to upper floor.

WC
WC, basin, single glazed window & part tiled walls.

Through living/dining room
Parquet floor, double glazed windows to bay, picture rail, aluminium frame double glazed sliding door, 2 x radiator & gas fire.

Kitchen diner
2 x double glazed windows, combi boiler, range of wall & base units, stainless steel sink & drainer, tiled splash back, pantry & access to lean-to.

Lean-to
2 x doors to garden/side & tiled floor.

Landing
Single glazed stained glass window & loft access.

Bedroom 1
Double glazed windows to bay & radiator.

Bedroom 2
Double glazed window, radiator & fitted wardrobes.

Bedroom 3
Double glazed window & radiator.

Bedroom 4
Double glazed window & radiator.

Bathroom
Double glazed window, bath, part tiled walls, basin & radiator.

WC
Double glazed window & WC.

Garage
Double glazed window & side hinged doors.

Externally
Front garden with mature borders & block paved driveway.

Private southwest facing rear garden with patio area, mature borders and laid to lawn.

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			
(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 floorplan contained here, measurements of floors, walls, rooms, etc. are only approximate and no responsibility is taken for any error or omission in the drawings. You must do your own measurements and check the accuracy of the floorplan before purchase. The services, systems and appliances shown here are not intended and no guarantee is given as to their operation or efficiency for any given time.



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