



11a Seafeld Avenue, Liverpool, Merseyside L23 0TG

Offers Over £230,000

Attention first time buyers, investors and downsizers!!

Berkeley Shaw Real Estate is delighted to offer for sale this three-bedroom mid terrace home located on Seafeld Avenue L23. Situated on a quiet residential road, the property is ideally positioned for easy access into Crosby Village, which boasts a range of shops, restaurants, cafes & bars. The area also benefits from superb local schooling.

Laid out across two floors, the accommodation briefly comprises; vestibule, inviting entrance hall, beautifully presented through living dining room. This is a great space for relaxing of an evening or entertaining guests. Completing the ground floor layout is a spacious kitchen diner. Rising to the first floor, the landing gives access to two double bedrooms, a further single bedroom and a three-piece bathroom. Externally, the property boasts a walled and gated front garden. To the rear is a lovely garden with patio area and laid to lawn. Further benefits include gas central heating and double glazing.

Get in touch straight away to book a viewing!



Vestibule

UPVC double glazed door with gas meter cupboard and tiled flooring

Hallway

Glazed paneled door, radiator and original coving.

Living room

UPVC double glazed window to front, radiator, original coving, marble hearth with inset gas coal effect fire, electric meter cupboard and laminate flooring.

Dining Room

UPVC double glazed window to rear, radiator, gas fire inset into a wooden surround and laminate flooring.

Kitchen

UPVC double glazed windows to side, radiator, under stairs storage cupboard, range of wall and base units with 1 and half bowl enamel single drainer sink with mixer tap, gas hob with extractor fan above, electric double oven, Baxi Central Heating boiler. Plumbed for washing machine, part tiled walls, tiled floor & open aspect to dining area.

Dining area

UPVC double glazed window to rear and UPVC 1/2 glazed door to rear garden, wall mounted heater.

Landing

Split level landing with suspended ceiling and loft access

Bedroom 1

UPVC double glazed window to front, radiator and laminate flooring

Bedroom 2

UPVC double glazed window to rear & radiator.

Bedroom 3

UPVC double glazed window to rear & radiator.

Family Bathroom

UPVC double glazed frosted window, radiator, paneled bath with electric shower over, folding glass shower screen, pedestal wash hand basin, low level WC, part tiled and part UPVC walls with tiled flooring

Rear Garden

With patio areas, laid to lawn with shrubs and flower beds. Access to rear

Front Garden

Walled front garden with block paving and the potential for off road 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		
(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 effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency over the years. Made with Hectagon iArchitect



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