

## 18 Manor Avenue, Liverpool, Merseyside L23 7YB

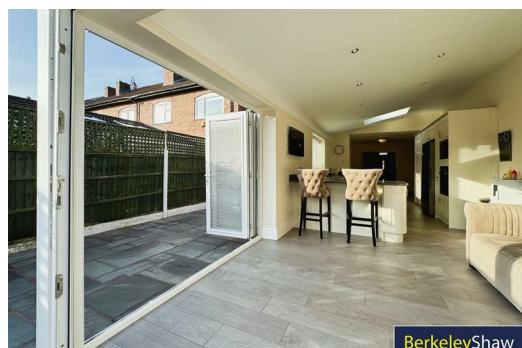
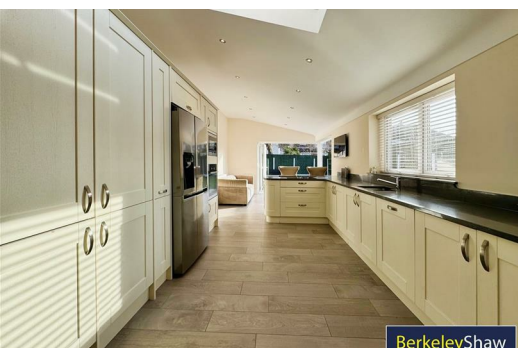
### Offers Over £425,000

If you're in search of a spacious family home in the heart of L23, look no further! This extended four-bedroom semi-detached property on Manor Avenue offers the perfect blend of space, style, and convenience, making it an ideal choice for families.

Berkeley Shaw are the appointed agents for this property, which is ideally located close to an array of amenities. Crosby Village, just a short walk away, offers a variety of shops, bars, restaurants, and cafes. The area is well-served by excellent schools catering to all age groups, making it a great spot for families. Commuters will appreciate the fantastic transport links, including both road and rail connections, providing easy access to Liverpool City Centre and the M57/M58 motorway networks.

The ground floor includes an inviting entrance hall with useful understairs WC, a spacious bay-fronted living room with a feature fireplace, and a sitting room with French doors opening onto the rear garden. The extended open-plan kitchen diner is a standout feature & is truly the heart of the home, with a range of integrated appliances, quartz worktops, a breakfast bar, Velux window and two sets of bi-folding doors that flood the space with natural light.

Upstairs, the generous landing leads to four well-proportioned bedrooms and a modern four-piece bathroom, complete with a freestanding bath and walk-in shower.





## Hall

UPVC double glazed door, double glazed frosted window, radiator & meter cupboards.

## Living room

Double glazed UPVC box bay window to front, two radiators, gas fire and picture rail.

## Sitting room

Double glazed UPVC French doors to rear, radiator, fire surround with gas fire.

## Kitchen diner

Double glazed UPVC windows to side, 2 x UPVC bi-folding doors to rear garden, radiator, stainless steel double drainer sink unit, range of wall and base units, breakfast bar, quartz work tops, stainless steel sink with drainer, integrated oven, integrated microwave, extractor hood, dishwasher, Velux window & spotlights.

## WC

WC, basin, tiled floor & radiator.

## Landing

Loft access.

## Bedroom 1

UPVC double glazed box bay window to front, spotlights, radiator & fitted wardrobes.

## Bedroom 2

Double glazed UPVC window to rear & radiator.

## Bedroom 3

Double glazed UPVC window to rear & radiator.

## Bedroom 4

Double glazed UPVC window to front & radiator.

## Family Bathroom

Double glazed UPVC frosted window, radiator, towel radiator, walk in shower with rainfall shower head, free standing bath, WC, basin & spotlights.

## Front Garden

Block paved front garden with off street parking for 2 cars.

## Rear Garden

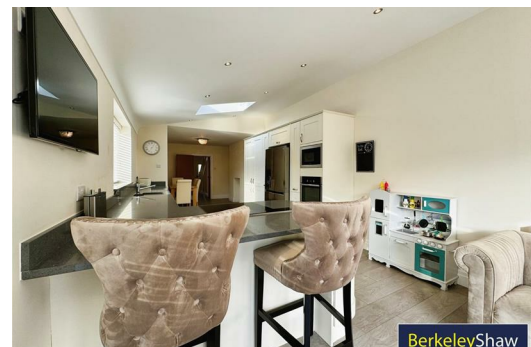
Gate to side access, paved patio area & lawn.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	70	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metapex 20205



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