



BerkeleyShaw

54 De Villiers Avenue, Liverpool, L23 2TJ

Offers Over £425,000

If you are looking for a fantastic family home in the heart of Crosby, this could be the one for you!

This well-presented three/four-bedroom semi-detached property, located on the sought-after De Villiers Avenue, is offered to the sales market by Berkeley Shaw. The surrounding area offers an excellent selection of amenities, including a fantastic range of schools for all age groups, superb shopping facilities, cafes, bars, and restaurants, making it ideal for family living. Public transport links are easily accessible, with both road and rail networks providing excellent connections for commuters.

Set across three floors, the accommodation briefly comprises; a welcoming entrance hall with access to a cloaks room and a modern shower room. From here, you step into the impressive sitting room, complete with a feature fireplace and wooden flooring, creating a warm and inviting space. To the rear of the home is a stunning open-plan kitchen/diner/family area, which has been thoughtfully extended to provide the perfect space for family living and entertaining. Flooded with natural light through the ceiling lantern and bi-folding doors leading to the rear garden, this space must truly be viewed to be fully appreciated. The living area is further enhanced with a cozy log burner, adding to the homely feel.

The landing provides access to three spacious double bedrooms, a study/additional bedroom, and a beautifully designed family bathroom with a freestanding bath as a standout feature. The loft room is a versatile space, perfect for teenagers, a craft room, or additional storage.



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Entrance hall

Cloaks

Shower room

Under floor heating, WC, basin, walk in shower, double glazed window & part tiled walls.

Sitting room

Double glazed windows to bay, wooden floor, radiator & gas fireplace.

Open plan kitchen diner/living space

Kitchen- double glazed window, Scandinavian style kitchen with wooden work tops, stainless steel sink unit, Velux window, tiled splash back, spotlights & LVT flooring throughout.

Living/dining/family area- UPVC french style doors to patio, 2 x vertical radiators, bi-folding doors to patio area, ceiling lantern & log burning stove.

Utility room

Range of wall & base units, stainless steel sink, Velux window & door to rear garden.

Landing

Impressive stained glass window.

Bedroom 1

Double glazed window, radiator & feature fireplace.

Bedroom 2

Double glazed window, radiator & laminate floor.

Study/Bedroom 3

Double glazed window, radiator & laminate floor.

Bedroom 4

2 x double glazed windows, radiator & laminate floor.

Family bathroom

Double glazed window, traditional column radiator with towel rail, WC, countertop basin with storage, metro effect tiled walls, spotlights & impressive freestanding bath with hand shower.

Stairs

Attic staircase.

Loft room

Double glazed window, skylight, eaves storage & stainless steel sink unit.

Front garden

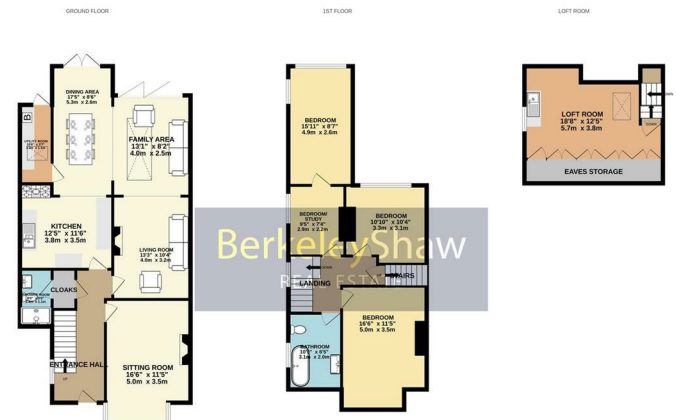
Block paved front garden with planted borders & gate to side of property.

Rear garden

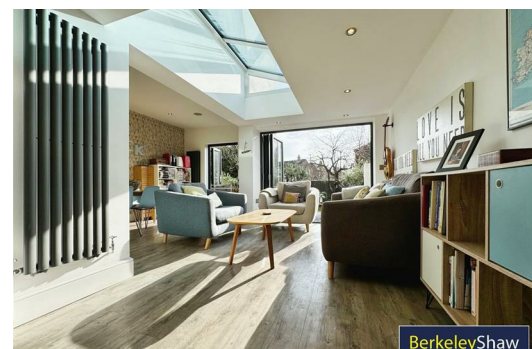
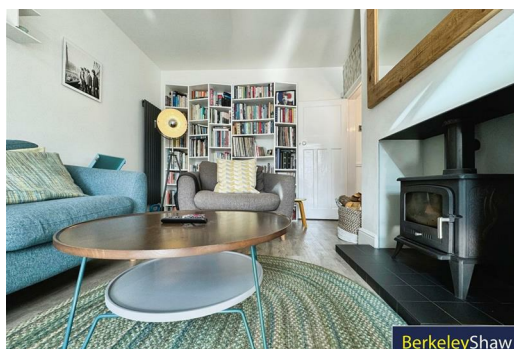
Elevated patio area, flagged patio, lawned area with paved walk way, wooded rear garden with access to a garage with access to Scape Lane.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	
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



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, elevations, rooms and any other parts are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used on such by any prospective purchaser. The accuracy, completeness and appropriateness thereof have not been tested and no guarantee is given to the accuracy of the information contained herein.



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