



## 17 Enfield Avenue, Liverpool, Merseyside L23 0SY

£280,000

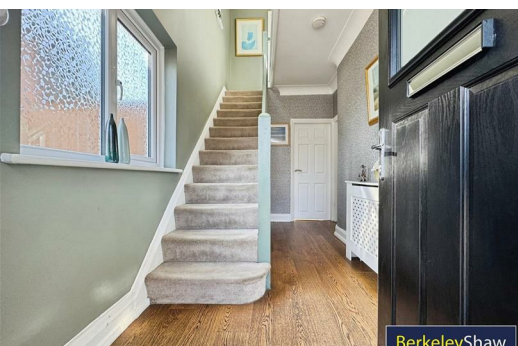
Stylish and Extended Three-Bedroom Home in the Heart of Crosby – Enfield Avenue

Ideally located in the very heart of Crosby, this beautifully presented and extended three-bedroom semi-detached home on Enfield Avenue offers a perfect blend of modern living, space, and convenience—ideal for families, professionals, or anyone looking to enjoy life in one of the area's most desirable neighbourhoods.

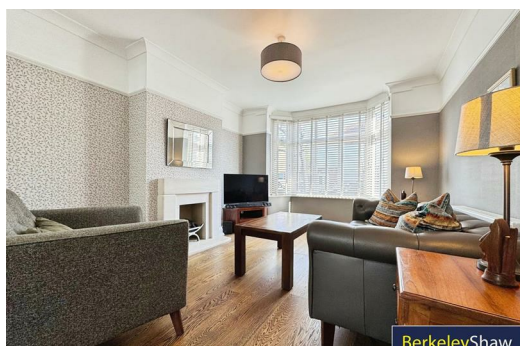
This charming property is set within easy reach of Crosby Village, offering a range of excellent amenities including cafes, shops, and restaurants, while some of the region's top-rated schools are just a short walk away. With excellent transport links via road and rail, commuting into Liverpool city centre and beyond is seamless.

Step inside to find a welcoming open porch leading to a bright and airy entrance hall. The bay-fronted living room flows effortlessly into the dining area, creating a fantastic open-plan feel, while the addition of a sun room with an insulated glass roof and French doors to the rear garden makes it a perfect spot for relaxing or entertaining year-round. The ground floor also features a stylish and spacious extended kitchen, complete with granite worktops, a full range of integrated appliances, and plenty of storage—ideal for any keen cook.

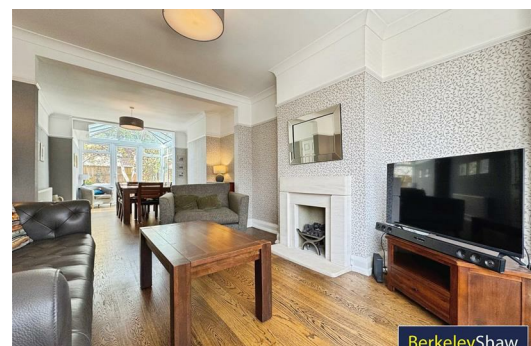
Upstairs, the landing leads to three well-proportioned bedrooms and a sleek, modern three-piece family bathroom, all finished to a high standard.



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## Porch

Open porch with tiled flooring.

## Entrance hall

Double glazed windows, composite front door, laminate floor, radiator & stairs to first floor.

## Living room

Double glazed windows to bay, laminate floor, gas fire with stone surround, radiator & access through to the dining room.

## Dining room

Laminate floor, radiator & open aspect through to the sun room.

## Sun room

Laminate floor, UPVC windows & door.

## Kitchen

Double glazed windows, UPVC door, granite work tops, gas burning hob, double electric oven, integrated microwave, integrated fridge freezer, integrated dishwasher, integrated washing machine, extractor hood, tiled floor, stainless steel sink & storage cupboard housing combi boiler.

## Landing

Double glazed window & loft access.

## Bedroom 1

Double glazed windows & radiator.

## Bedroom 2

Double glazed window & radiator.

## Bedroom 3

Double glazed window & radiator.

## Bathroom

Double glazed window, tiled floor, tiled walls, WC, basin, spotlights & heated towel radiator.

## Externally

Paved front garden with driveway parking, paved side access with gated access to a garage.

Rear garden with newly fitted decking, artificial turf & mature borders.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			69
(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	

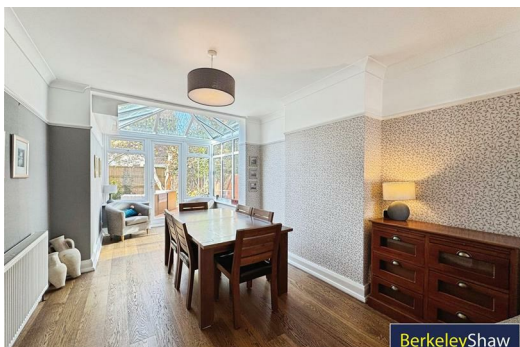
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The names, colours and decorative choices have not been tested and no guarantee can be given. Made with Metaphor ©2020



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