



**BerkeleyShaw**

## 2 Newborough Avenue, Liverpool, L23 9TX

**Offers Over £340,000**

Nestled in the highly sought-after area of Crosby, this extended semi-detached home on Newborough Avenue offers the perfect blend of space, charming features and convenience. Ideally located within walking distance of outstanding local schools and Crosby Village, this beautifully extended home provides easy access to a fantastic range of shops, restaurants, and bars.

Stepping inside, you are welcomed by a bright and inviting entrance hall, complete with an understairs WC. The bay-fronted sitting room exudes charm, while the extended living room is bathed in natural light, featuring a stunning bay with French doors leading to the rear garden. The spacious kitchen diner is perfect for family life, boasting a range of integrated appliances and another set of French doors that seamlessly connect indoor and outdoor living.

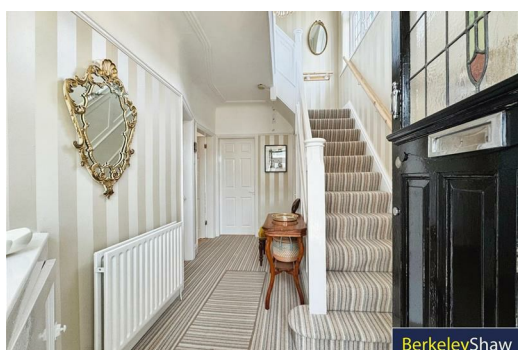
Upstairs, the landing is beautifully illuminated by a characterful stained glass window. There are two generous double bedrooms, both with fitted wardrobes, a well-proportioned single bedroom, and a stylish four-piece family bathroom.

Externally, the property benefits from a paved front garden with driveway parking, while the fantastic rear garden is perfect for entertaining, featuring a paved patio, a lush lawn, and a garden shed for additional storage.

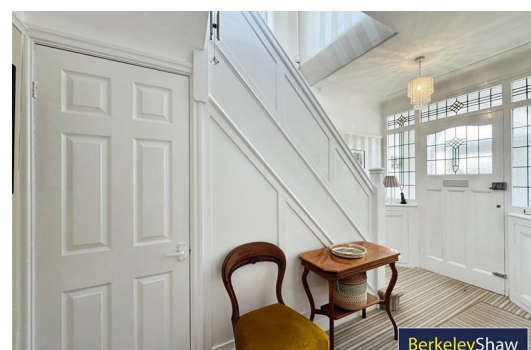
With its desirable location and spacious interiors, this home is a must-see for families looking to settle in one of Crosby's most popular areas. With no onward chain, the property offers the potential for a seamless purchase! Viewing is highly recommended!



**BerkeleyShaw**



**BerkeleyShaw**



**BerkeleyShaw**



## Porch

Double glazed UPVC front door.

## Entrance hall

Radiator, single glazed lead lined window & stairs to first floor.

## Sitting room

Gas fire, double glazed windows & radiator.

## Living room

Laminate floor, French doors to rear garden, double glazed windows & radiator.

## Kitchen diner

Double glazed window, range of wall & base units, French doors to rear garden, stainless steel sink with drainer, gas burning hob, electric oven, extractor hood, laminate floor, tiled splash back, spotlights, radiator & block window to front elevation.

## WC

Corner basin, WC & double glazed window.

## Landing

Single glazed lead lined stained glass window, & loft access.

## Bedroom 1

Double glazed windows to bay, radiator & fitted wardrobes.

## Bedroom 2

Double glazed window, radiator & fitted wardrobes housing combi boiler.

## Bedroom 3

Double glazed window & radiator.

## Bathroom

Double glazed window, corner shower unit, WC, basin, bath, tiled walls & heated towel radiator.

## Externally

Block paved front garden with borders & off street parking.

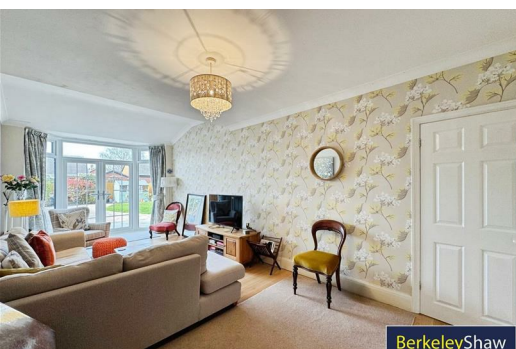
Rear garden with lawn, paved patio area, borders & garden shed,

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(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 <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 herein, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The property, contents and fixtures shown have not been tested and no guarantee is given for the accuracy of the drawings and the plan.



Berkeley Shaw Estate Agents Limited.  
Company No. 0784754

Berkeley Shaw Real Estate Limited.  
Company No. 05206927

