



9 Grosvenor Avenue, Liverpool, L23 0SB

Offers Over £425,000

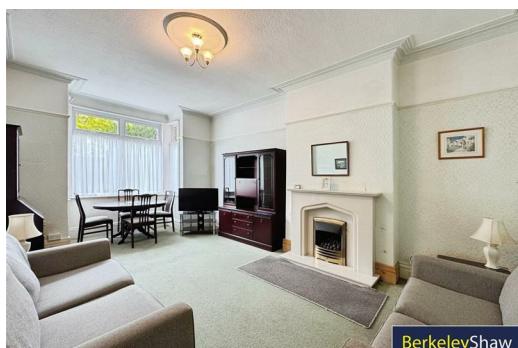
Set in the heart of Crosby on the prestigious Grosvenor Avenue, this impressive four-bedroom detached home offers spacious accommodation, a prime location near top-rated schools, and the added bonus of no onward chain.

Boasting charming curb appeal with a walled and gated front garden, the property welcomes you through a vestibule into a generously proportioned entrance hall. The ground floor comprises of an elegant bay-fronted sitting room with beautiful feature ceiling detailing and a second bay-fronted living room at the rear, with views over the garden. Completing the downstairs layout is a modern shower room and a spacious kitchen diner, offering excellent space for family meals and entertaining alike.

Upstairs, the first-floor landing gives access to four well-sized bedrooms, a convenient WC, and a three-piece family bathroom. The home also benefits from a large loft with excellent potential for conversion (subject to relevant permissions), offering scope for future expansion.

Externally, the property features a gated driveway with off-road parking for several vehicles, a detached garage, and a lovely lawned rear garden—perfect for children to play or for enjoying sunny afternoons.

While the property would benefit from some modernisation, it presents a superb opportunity for buyers to put their own stamp on a substantial family home in one of Crosby's most desirable residential locations. With



Vestibule

Original tiling to walls & tiled floor.

Entrance hall

Double glazed window, radiator, stairs to first floor, picture rail & unit housing meters.

Sitting room

Double glazed windows, gas fire, cornice, ceiling rose & radiator.

Living room

Double glazed windows to bay, cornice, gas fire & radiator.

Kitchen diner

2 x double glazed windows, range of wall & base units, stainless steel sink with drainer & radiator.

Ground floor shower room

Double glazed window, walk in shower with glass screen, WC, basin, laminate floor & heated towel rail.

Landing

Stained glass windows & storage cupboard.

Bedroom 1

Double glazed windows to bay, coving, picture rail & radiator.

Bedroom 2

Double glazed window, radiator & cupboard.

Bedroom 3

Double glazed window, radiator, coving & radiator.

Bedroom 4

Double glazed window, radiator & fitted wardrobe.

WC

WC, double glazed window & part tiled walls.

Bathroom

Double glazed windows, part tiled walls, loft access, basin, bath & shower unit.

Garden

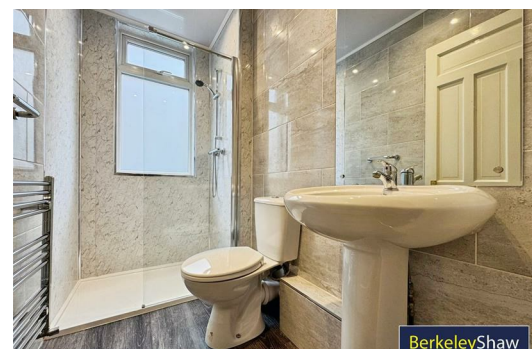
Driveway parking, front garden with lawn, detached garage & rear garden with lawn and mature borders.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		60
(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 attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors 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 as such by any prospective purchaser. The measures, volumes and separate items have not been tested and no guarantee is given to the accuracy of drawings and the plan. Made with Metaphor (2022)



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