



## 35 Chetwood Avenue, Crosby, L23 2UU

**£425,000**

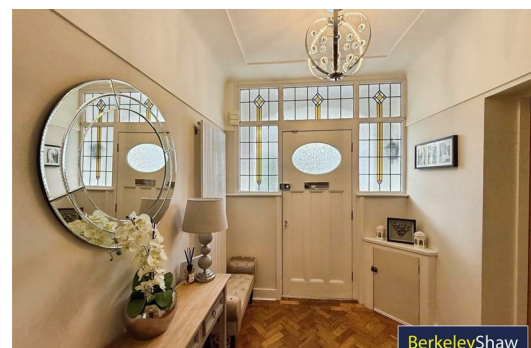
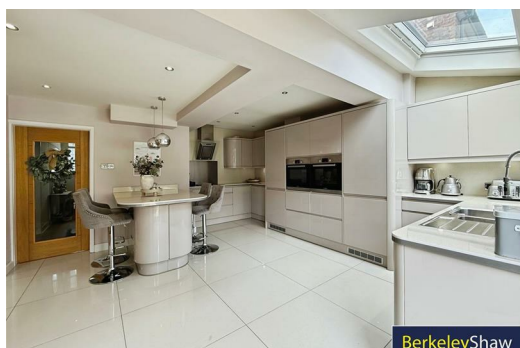
IMMACULATE Extended 4-Bedroom Semi-Detached Family Home in Prime Crosby Location

Located in the heart of Crosby, just a short stroll from the ever-popular Forefield Lane, Great Crosby & Chesterfield SCHOOLS and the vibrant Crosby Village, this beautifully extended FREEHOLD four-bedroom semi-detached home is perfect for modern family living. With gardens to the front and rear and driveway PARKING.

The heart of this home is the show-stopping OPEN-PLAN kitchen/living/dining area. Boasting a large breakfast island, an extensive range of fitted units with integrated appliances – and stunning bi-folding doors leading to the garden, it's an ideal space for entertaining or relaxed family time. The kitchen flows seamlessly into the original lounge/dining room, where classic PARQUET flooring and an ornate feature FIREPLACE blend contemporary living with period charm.

A third reception room at the front offers a cosy lounge with a real OPEN FIRE and a large bay window, making it the perfect spot for winter evenings. A practical LAUNDRY/UTILITY room provides additional storage space and houses noisy appliances, keeping the main living area serene and clutter-free – ideal for coats, shoes and prams. The DOWNSTAIRS WC ensures convenience when entertaining.

Upstairs, you'll find a LUXURY family bathroom complete with a free-standing full-size bath, corner shower, and STYLISH décor. The main bedroom features a bay window and a calming, neutral colour scheme, while a





## Porch

Brick built with tiled flooring and solid wood front door. Ideal space for shoes and bags.

## Hall

Beautiful bright and welcoming hallway with original coloured leaded glass vestibule and Parquet flooring.

## Front Lounge

14'7" x 12'5" (4.46 x 3.79)

Spacious front lounge with open-fire, large bay window with plantation shutters and Parquet flooring.

## Downstairs WC

## Kitchen/Living/Diner

18'2" x 15'4" (5.54 x 4.69)

WOW - Show stopping extended kitchen/living/dining space complete with breakfast island for casual dining, range of base and high level fitted units and integrated appliances to include Bosch double oven, full height refrigerator, full height freezer and dishwasher. Spot lights, under counter lighting and sky light. Bi-folding doors onto sunny private rear garden. Open through to Lounge/Dining space.

## Laundry/Utility

11'7" x 7'4" (3.55 x 2.24)

Tiled flooring and window to front aspect. Plumbing for washing machine and sink. Could also be used as a potential home office or gym.

## Bedroom 2

15'3" x 9'6" (4.67 x 2.90)

Double bedroom with large bay window to the front aspect and fitted carpet.

## Lounge/Dining Room

20'9" x 11'9" (6.35 x 3.59)

An ideal space to entertain. Original ornate feature fireplace, Parquet flooring, sky light and large windows onto garden.

## Bedroom 1

15'7" x 12'0" (4.76 x 3.67)

Neutral Double bedroom to the front aspect with large bright bay window and fitted carpet.

## Bedroom 3

10'3" x 6'11" (3.14 x 2.13)

Good-sized single bedroom to the front aspect with fitted carpets. Currently utilised as a spare bedroom/office.

## Bedroom 4

14'3" x 7'3" (4.35 x 2.23)

Double bedroom with dual aspect windows to the front and rear with fitted carpets.

## Family Bathroom

9'0" x 6'9" (2.75 x 2.07)

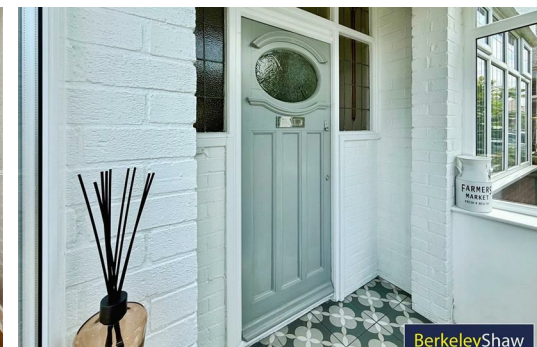
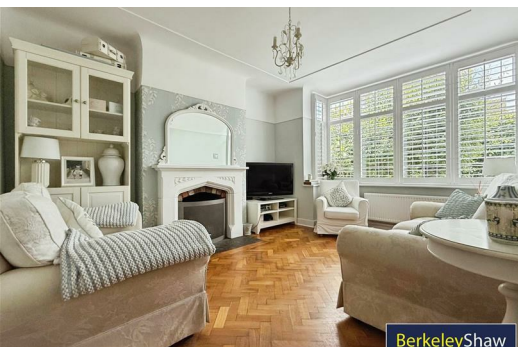
Corner shower cubicle with built in wall shelving and free standing full-size bath. Storage wash basin, WC and tiled flooring and walls. Chrome heated towel rail and Under flooring heating.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(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		



Whilst every attempt has been made to ensure the accuracy of the information contained here, measurements of doors, windows, rooms and any other items 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 a guide for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plans with reference 1234567890



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