



BerkeleyShaw
REAL ESTATE

27 Ilford Avenue, Liverpool, L23 7YE

Offers Over £350,000

Fantastic Three-Bedroom Semi-Detached Home with Generous Garden – Ilford Avenue, Crosby

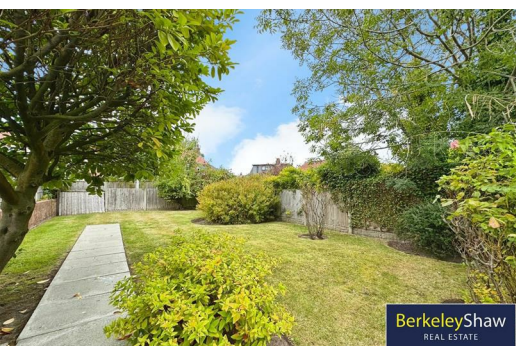
Situated in a highly sought-after location within Crosby, this three-bedroom semi-detached home is offered to the market with no onward chain and presents an exciting opportunity for buyers to create their dream property. Boasting excellent local amenities, outstanding schools, and close proximity to Crosby Village, this home is perfectly positioned for family living.

While the property would benefit from some modernisation, it provides a fantastic blank canvas for those wanting to put their own stamp on a home.

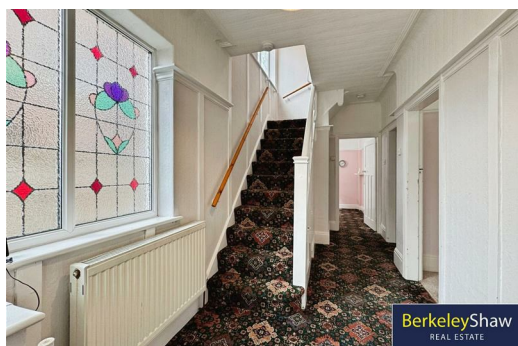
The front of the property features a block-paved driveway framed by mature hedges, leading to an inviting porch and a spacious entrance hall. The ground floor offers a generous front dining room with a charming feature fireplace, and a bright rear living room with sliding doors that open onto the patio and garden. There is also a morning room with access to a handy WC, and a modern fitted kitchen.

Upstairs, the landing leads to three well-proportioned bedrooms and a three-piece shower room, providing excellent family accommodation.

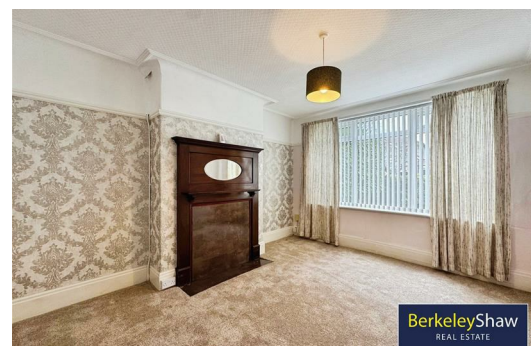
One of the standout features of this property is the generous, mature rear garden, complete with a patio area, lawn, established borders, and a garden shed—perfect for outdoor entertaining or relaxing in a tranquil



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Front elevation

Porch

Hallway

Dining room

Living room

Morning room

Kitchen

WC

Landing

Bedroom 1

Bedroom 2

Bedroom 3

Shower room

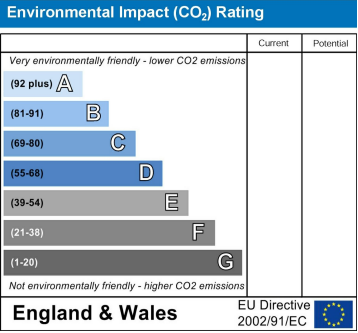
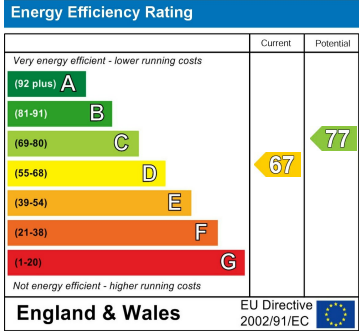
Rear garden

GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, window, room and any other items are approximate and no responsibility is taken for any errors, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The artwork, colours and appearance shown have not been tested and no guarantee as to their capability or efficiency can be given.
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