



13 Kimberley Avenue, Liverpool, L23 5SX

Offers Over £300,000

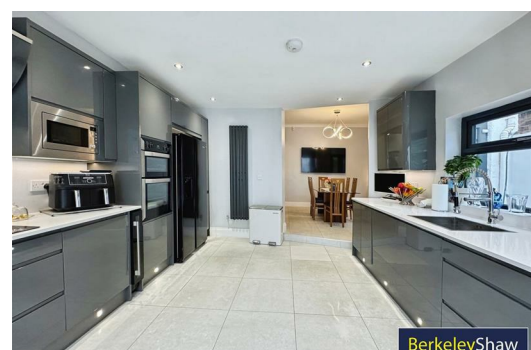
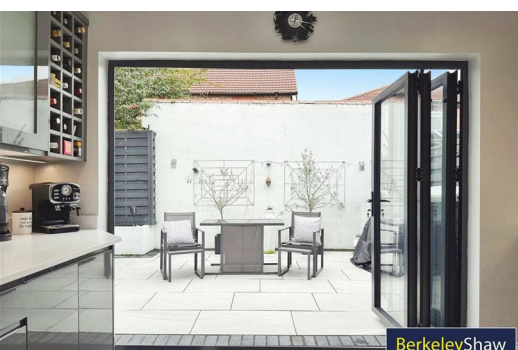
Turnkey family living meets period charm in the heart of Crosby.

Four-Bedroom Semi-Detached Home – Kimberley Avenue, Crosby (L23)

Berkeley Shaw Real Estate is delighted to present this beautifully refurbished four-bedroom semi-detached home on the ever-popular Kimberley Avenue, Crosby. Perfectly positioned within walking distance of Crosby Village, Coronation Road and College Road, residents will enjoy easy access to a fantastic selection of cafés, bars, restaurants and local shops, as well as some of the area's most sought-after schools.

Step inside and you'll immediately appreciate the turnkey finish and the perfect blend of modern style and original character features. The welcoming vestibule and entrance hall offer ample cloak storage before leading to a bay-fronted living room with feature electric fireplace, creating a warm and inviting space to unwind.

To the rear, the dining room opens seamlessly into a stunning newly fitted kitchen, forming a fantastic open-plan family space ideal for both everyday living and entertaining. The kitchen features a range of integrated appliances, ample storage, and bifold doors that flow effortlessly out to the rear yard, allowing natural light to flood the space.



Externally

Situated in the cul-de-sac of the road, the property benefits from ample street parking and has gated access through to the front door.

Living room

14'6" x 12'9" (4.42m x 3.89m)

This spacious lounge features a large bay window that fills the room with natural light. The feature electric fireplace is a real focal point of the room, creating a comfortable and inviting space for relaxation.

Dining room

11'9" x 11'9" (3.59m x 3.59m)

The dining room is a bright and airy space with large floor tiles that continue seamlessly into the kitchen. This is the ideal space for entertaining with an open aspect through to the kitchen area and French style doors lead out to the rear yard.

Kitchen

13'4" x 12'8" (4.07m x 3.87m)

A modern kitchen featuring sleek grey gloss units and white quartz work surfaces. The space benefits from a range of integrated appliances, under-cabinet lighting and ample cabinetry for storage. Large bi-fold doors open out onto the rear patio, flooding the room with natural light and offering a seamless transition to outdoor entertaining.

WC

A compact yet stylish cloakroom located off the hallway. It includes a modern wall-mounted toilet and a small, practical basin with monochrome mosaic tile splashback, all in a neutral colour palette that complements the rest of the home.

Landing

Spacious landing with ample storage space and providing access through to all of the bedrooms & shower room.

Bedroom 1

14'6" x 11'9" (4.42m x 3.59m)

This bedroom is a charming space with a large bay window dressed with white blinds, flooding the room with natural light and creating a cosy retreat.

Bedroom 2

12'3" x 11'9" (3.73m x 3.59m)

A second double bedroom with a large window and high ceilings. The room is decorated in neutral tones with a feature wallpapered wall behind the bed, providing a peaceful and comfortable setting for rest and relaxation.

Bedroom 3

12'8" x 8'11" (3.87m x 2.72m)

This bright bedroom benefits from a large window and soft carpeting. It includes a double bed and complementary furniture to complete the restful ambience of the room.

Bedroom 4

9'4" x 6'3" (2.84m x 1.91m)

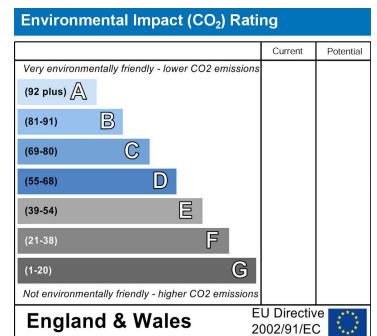
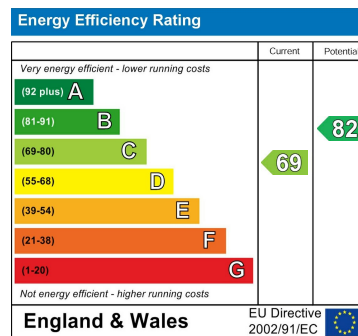
A smaller bedroom or study with a single window to the front. The room is cosy and versatile, ideal for use as a home office, nursery, walk in wardrobe or guest bedroom.

Rear Yard

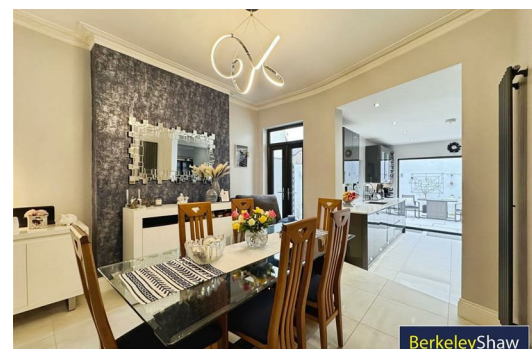
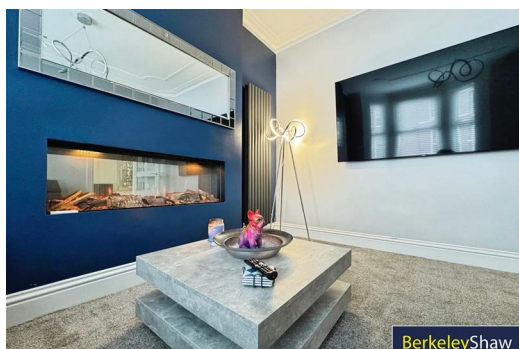
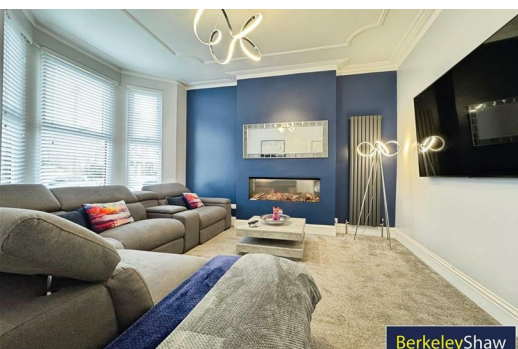
This is a beautifully maintained space with sleek porcelain tiled floor, raised planters and the added bonus of an awning when you need some time away from the sun!

Bathroom

A stylish family bathroom featuring patterned floor tiles and white wall tiles in a vertical layout. A large glass shower cubicle, modern toilet, and white basin with chrome fixtures complete this bright and contemporary space.



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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 to the prospective purchaser. The services, systems and appliances shown may have been altered and no guarantee is given as to their operability or efficiency can be given. Plans will be shown on site.



Berkeley Shaw Estate Agents Limited.
Company No. 0784754

Berkeley Shaw Real Estate Limited.
Company No. 05206927

