



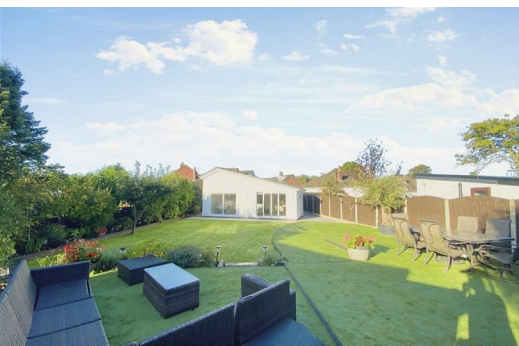
48 Bellair Avenue, Liverpool, L23 9SW

Offers Over £440,000

Berkeley Shaw are the appointed agents for this beautifully presented four bedroom extended semi-detached property situated on Bellair Avenue L23. The property has undergone significant renovation by the current owner and is ready to move straight into. The surrounding area boasts an excellent variety of amenities with a fantastic range of schools covering all age ranges, making this an ideal buy for families. Crosby Village is also situated just a short walk away and provides a variety of shops, restaurants, bars & cafes. The property is ideally positioned for access to the M57 and M58 motorway networks, making this a perfect buy for any commuter.

The home is currently split into two dwellings due to the front of the property being used as an annex for family members and can easily be put back into one dwelling. Set out across two floors, the accommodation briefly comprises; inviting entrance hall which provides access to two bedrooms, one of which is currently utilised as a living room, beautifully presented shower room with an expansive walk-in shower and a utility room which is fitted with high gloss units. The upper floor provides a spacious bedroom with dual-aspect windows and WC. The rear of the home has been significantly extended and provides the stunning kitchen diner/family room. The space offers access to the garden via two sets of sliding doors and provides a real wow factor. The kitchen boasts a range of Neff appliances with induction hob, double electric oven with warming drawer, washing machine, fridge & freezer. This is the ideal space for entertaining or relaxing as a family. From here, you access a WC, further double bedroom with double doors to a patio area and access to a dressing room with en-suite bathroom. Externally, the property has driveway parking and a spacious rear garden with artificial turf, laid to lawn and mature borders. Further benefits include double glazing and gas central heating.

Viewing is essential!



Entrance hall

Tiled floor, double glazed window, stairs to upper floor & spotlights.

Living room/bedroom

Double glazed window, radiator & Amtico flooring.

Bedroom 2

Double glazed window, radiator & laminate floor.

WC

Double glazed window, WC & basin.

Shower room

Double glazed window, tiled floor, tiled wall, spotlights, towel radiator, WC, basin, walk-in-shower with glass screen.

Utility room

Range of wall & base units, stainless steel sink, integrated fridge & combi boiler.

Bedroom 3

2 x double glazed windows, radiator & spotlights.

Side access

UPVC French doors & open aspect through to kitchen diner/living area.

Kitchen diner/living area

2 x UPVC sliding doors to rear garden, double glazed window to side elevation, 2 x vertical radiators, centre island, range of wall & base units, induction hob, 2 x electric oven, warming drawer, Amtico flooring, integrated fridge, integrated freezer, integrated washing machine & composite sink.

Inner hall

WC

Double glazed window, Amtico flooring, WC & basin.

Bedroom 4

UPVC French doors to patio area, radiator, spotlights & Amtico flooring.

Dressing room/casual bedroom

UPVC French doors to patio area, Amtico flooring, fitted wardrobes, spotlights & radiator.

En-suite

WC, basin, tiled floor, tiled walls, bath with hand shower, towel radiator, spotlights & walk-in-shower with glass screen.

External

Block paved driveway to the front of property with gated access & mature borders. Gated side access with porcelain effect tiles. Rear garden with artificial turf, laid to lawn, mature borders and private patio area. Garden shed to the end of garden with outbuildings.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (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 | 81 |

| 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, elevations, areas and any other parts are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The purchaser, contractor and solicitor should verify the measurements and particulars as to the layout and structure of the premises. Made with Metaphor 2022



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