



31 Princes Avenue, Crosby, L23 5RR

Offers Over £500,000

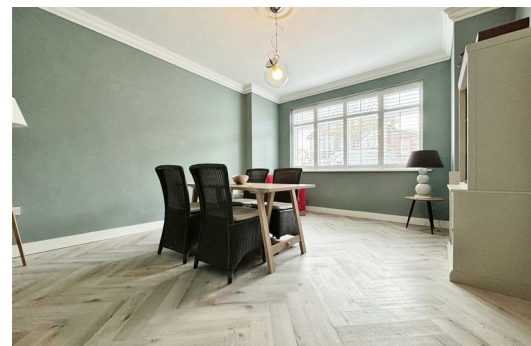
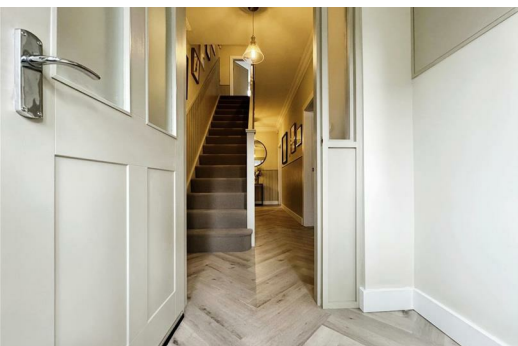
Welcome to this stunning five-bedroom semi-detached house located on the prestigious Princes Avenue. Located in the heart of Crosby, this property benefits from being close to local amenities, schools, and transport links, making it a prime spot for families looking to settle down in a vibrant community.

This home is ideal for those seeking a blend of traditional elegance and contemporary living.

As you step inside, you are greeted by two spacious reception rooms, an impressive kitchen diner perfect for entertaining guests or relaxing with family. The space is beautifully finished with a range of integrated appliances, Velux windows & quartz work tops. Completing the ground floor layout is a utility room & separate shower room. Rising to the upper floors, the property boasts five well-proportioned bedrooms, providing ample space for a growing family or those in need of a home office or guest rooms.

With three further bathrooms, including en-suites, there will be no more morning rush-hour queues in this household. The convenience of off-street parking ensures you never have to worry about finding a space after a long day out. The paved rear garden offers a low-maintenance outdoor space where you can enjoy al fresco dining or simply unwind after a busy day.

Don't miss the opportunity to own this beautifully presented home that ticks all the boxes for a modern family lifestyle. Contact us today to arrange a viewing and make this house your forever home.



Porch
LVT flooring, double glazed windows & composite door.

Entrance hall
LVT flooring, wood paneling & zone controlled under floor heating.

Sitting room
LVT flooring, double glazed windows, plantation style shutter blinds, zone controlled under floor heating & coving.

Living room
Log burning stove, zone controlled under floor heating & UPVC doors to rear garden.

Kitchen diner
Range of wall & base units, quartz work tops, central island with 'Belfast' sink, gas burning hob, integrated fridge freezer, 2 x Neff ovens, integrated microwave, integrated dishwasher, integrated coffee machine, extractor hood, laminate floor, 2 x Velux windows, UPVC doors to rear garden & combi boiler.

Utility room
Wood paneling, range of wall & base units, Belfast sink, towel radiator & laminate floor.

Ground floor shower room
Shower unit with tiled walls, double glazed window, WC, towel radiator & basin.

Landing
Double glazed windows with plantation shutter blinds, radiators & wood panelling.

Bedroom 1
Double glazed windows, shutter blinds, radiator & wood paneling.

Bedroom 2
Double glazed window with shutter blinds & radiator.

Bedroom 3
Double glazed window, radiator & shutter blinds.

Bathroom
Double glazed window, WC, basin, bath, corner shower, under floor heating, tiled floor, tiled wall & towel radiator.

Upper landing
Wood panelling.

Bedroom 4
Double glazed window & radiator.

En-suite
WC, basin, shower, part tiled wall, wood paneling, tiled floor, double glazed window & towel radiator.

Bedroom 5
Double glazed window & radiator.

En-suite
Double glazed window, WC, basin, shower, part tiled walls & tiled floor.

Externally
Driveway parking & block paved rear garden with side access.

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	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	EU Directive 2002/91/EC



While every attempt has been made to ensure the accuracy of the figures contained here, measurements are given, unless stated, and any other data are approximate and no responsibility is taken for any errors of omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The energy ratings are based on current best practice and no guarantee as to their operability or efficiency can be given. Based on NBS Energy CIBSE.



Berkeley Shaw Estate Agents Limited.
Company No. 0784754

Berkeley Shaw Real Estate Limited.
Company No. 05206927

