



## 31 Princes Avenue, Crosby, L23 5RR

### Offers Over £500,000

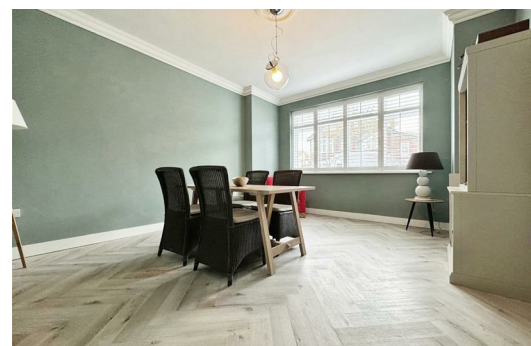
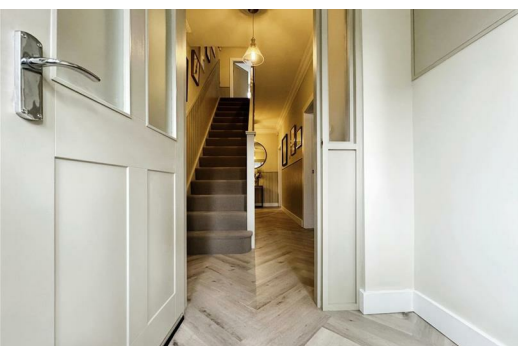
Welcome to this stunning five-bedroom semi-detached house located on the prestigious Princes Avenue. Located in the heart of Crosby, this property benefits from being close to local amenities, schools, and transport links, making it a prime spot for families looking to settle down in a vibrant community.

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			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC
	78	84			



While every attempt has been made to ensure the accuracy of the figures contained here, measurements of plots, sections, floor 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 area, fixtures and fittings shown are for information only and no guarantee as to their availability or efficiency can be given. Made with Mapbox OSMap



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