



## 9 Princes Avenue, Liverpool, L23 5RR

£450,000

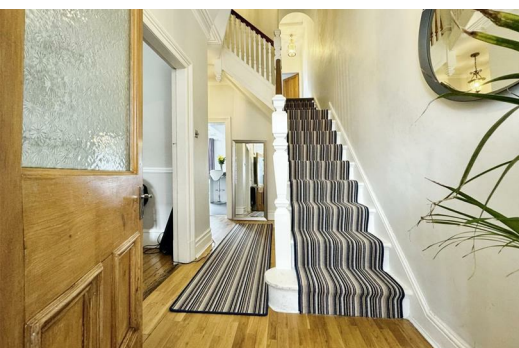
If you are looking for a stunning family home with four-double bedrooms and a stunning open plan living space, this could be the property for you!

Located in the charming area of Crosby, this extended four-bedroom semi-detached house is a true gem. The property retains many original features, adding character and charm to the modern layout. Situated just a short stroll away from a vibrant selection of restaurants, cafes, and bars, you'll never be short of options for dining out or enjoying a relaxing drink with friends.

Set out across two floors, the accommodation briefly comprises; vestibule with cloaks area, welcoming entrance hall with understairs storage & a beautifully presented bay fronted living room with feature open fire. To the rear of the home is a stunning open plan kitchen diner/family room, complete with a central island and bi-folding doors that lead out to the rear garden. The perfect setting for entertaining guests or enjoying family meals in style.

With four double bedrooms and some of the areas most sought after schools just a short walk away, this home is ideal for growing families or those in need of extra space. The property further benefits from a beautifully presented family bathroom & ground floor shower room/utility space.

Don't miss out on the opportunity to own this fantastic property in a sought-after location with the added convenience of off-street parking. Book a viewing today and envision the possibilities that await in this wonderful





## Vestibule

Tiled floor, stained glass front door & cloaks area.

## Entrance hall

Oak flooring, ceiling rose, radiator & storage downstairs.

## Living room

Wooden boarded floor, double glazed windows to bay, radiator, coving, ceiling rose & open fire with tiled surround.

## Kitchen diner/family room

Range of wall & base units, central island with breakfast bar, double oven, gas burning hob, integrated microwave, wine fridge, spotlights, 2 x vertical radiator, double glazed window, tiled floor, composite sink, bi-folding doors & velux windows.

## Utility room/shower room

Double glazed window, corner shower, space for washing machine & tumble dryer, basin, double glazed window, tiled floor, WC & towel radiator.

## Landing

Split level landing & loft access.

## Bedroom 1

Double glazed window, fitted wardrobe, radiator, wood panelling & coving.

## Bedroom 2

Double glazed window, coving & radiator.

## Bedroom 3

Double glazed window & radiator.

## Bedroom 4

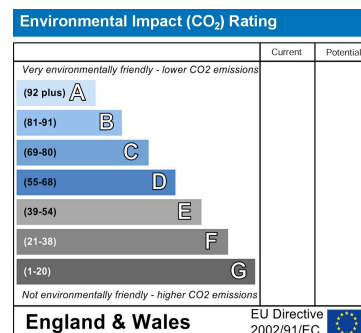
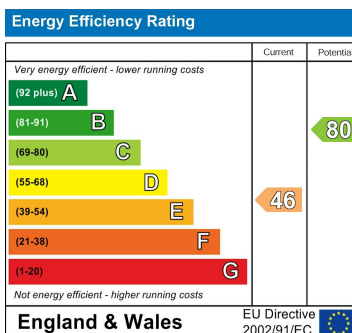
Double glazed window & radiator.

## Bathroom

Double glazed window, part tiled wall, tiled floor, WC, basin, tiled floor, towel radiator & free-standing bath with hand shower.

## Garden

Block paved driveway. Rear garden with artificial turf and seating area.



Berkeley Shaw Estate Agents Limited.  
Company No. 0784754

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Company No. 05206927

