



## 11 Kaigh Avenue, Crosby, Merseyside L23 7YH

£360,000

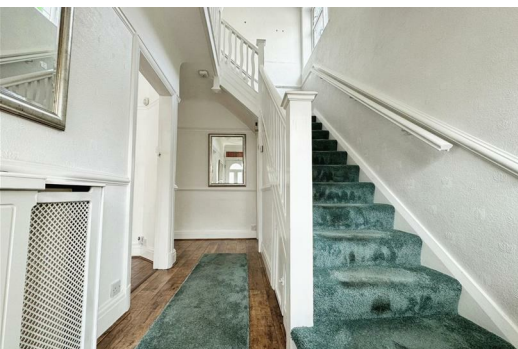
Welcome to this charming extended three-bedroom semi-detached home located on Kaigh Avenue in the vibrant area of Crosby. This property is ideal for a variety of purchasers, whether you are a growing family or someone looking for a spacious home.

Situated within walking distance to Crosby Village, you'll have a fantastic array of amenities right at your doorstep. From local shops to cafes and restaurants, everything you need is just a stone's throw away. The area also benefits from a strong transport infrastructure via both road and rail adding to the desirability for commuters.

Set out across two floors, the accommodation briefly comprises; open porch, enticing entrance hall with under stairs storage, bay fronted lounge with feature electric fire, family room/dining room with open aspect to the rear conservatory. Completing the layout is a spacious fitted kitchen with a range of integrated appliances. The upper floor boasts three good-sized bedrooms with fitted wardrobes, a three-piece bathroom and a separate WC. Externally, the property boasts the convenience of a stone paved front garden with off street parking and a split-level rear garden with decked area, mature borders and flagged area.

Furthermore, this property comes with no onward chain, making the buying process smooth and hassle-free.

Don't miss out on the opportunity to own this lovely home in a sought-after location. Contact us today to arrange a viewing and make this property your own!



## Hallway

Composite front door, double glazed stained glass windows, radiator, stairs to first floor & storage cupboard.

## Lounge

13'5" x 16'3" (4.11 x 4.96)

Double glazed windows to bay, electric fire, laminate floor, radiator & picture rail.

## Family room/dining room

10'11" x 16'2" (3.34 x 4.95)

Laminate floor, radiator, electric fire & open aspect to conservatory.

## Conservatory

9'3" x 10'9" (2.82 x 3.29)

UPVC double glazed doors & windows, laminate floor & radiator.

## Shower room/utility room

9'3" x 6'3" (2.82 x 1.92)

Double glazed windows, WC, basin with storage, corner shower, base unit housing washing machine & tumble dryer, laminate floor, extractor fan, part tiled walls, radiator, chrome towel radiator & spotlights.

## Kitchen

9'2" x 16'9" (2.8 x 5.13)

Range of wall & base units, double glazed window, UPVC 'French' style doors, induction hob, electric oven, extractor hood, laminate floor, radiator, dishwasher, stainless steel sink with drainer & spotlights.

## Landing

Double glazed window, loft access & laminate floor.

## Bedroom 1

12'4" x 15'8" (3.76 x 4.79)

Double glazed windows to bay, radiator, fitted wardrobes, laminate floor & feature fireplace.

## Bedroom 2

11'9" x 13'3" (3.6 x 4.05)

Double glazed window, radiator, feature fireplace, laminate floor & fitted wardrobes.

## Bedroom 3

7'10" x 8'6" (2.39 x 2.6)

Double glazed window, fitted wardrobe & radiator.

## Bathroom

8'5" x 6'11" (2.59 x 2.13)

Double glazed window, radiator, tiled walls, laminate floor, shower unit with electric shower, bath with hand shower, storage & spotlights.

## WC

WC, tiled walls, laminate floor, double glazed & spotlights.

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	
		69	82

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the information contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for descriptive purposes only and should be used as a guide only. Prospective purchasers should verify the accuracy of the information contained herein. The services, systems and specifications shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with HomePad 10/24



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