



24 College Avenue, Liverpool, Merseyside L23 0SS

Offers Over £600,000

Stunning Detached Family Home | College Avenue, Crosby

Nestled on one of Crosby's most sought-after roads, this beautifully presented detached character residence offers an exceptional blend of period elegance and contemporary living. Formerly a five-bedroom property, the home has been thoughtfully reconfigured to provide three spacious double bedrooms, each with its own en-suite shower room—perfect for modern family life.

From the moment you step inside, the impressive entrance hall sets the tone, showcasing high ceilings, original coving, and exquisite character features throughout. The ground floor boasts two generous bay-fronted reception rooms, ideal for entertaining or relaxing as a family, along with a stylish study, separate WC, and a stunning open-plan kitchen/diner. With direct access to the garden, this space is truly the heart of the home—perfect for hosting gatherings and enjoying everyday life.

Upstairs, a striking landing with a feature stained glass window leads to three immaculately presented bedrooms. The master suite is a standout, offering bespoke fitted wardrobes and a luxurious four-piece bathroom complete with marble finishes and underfloor heating. The loft has been fully boarded, offering excellent additional storage or conversion potential.

Externally, the home continues to impress. A gravel driveway with electric gates provides secure off-road parking, while the rear garden is a tranquil haven with mature borders, a lawned area, decking, and outbuildings.



Vestibule

Entrance hall

Accessed via a feature stained glass front floor with coving, radiator, understairs storage & picture rail.

WC

WC, hand basin, feature stained glass window, radiator & picture rail.

Lounge

Double glazed windows to bay, radiator, ornate coving, picture rail & gas fire with marble surround.

Family room/sitting room

Double glazed windows to bay, wooden paneling, radiator, coving, picture rail & gas fire with wooden mantel.

Kitchen diner

Range of solid wood wall & base units with smart storage, 1.5 bowl sink unit with mixer tap, UPVC double glazed windows, UPVC 'French' doors, extractor hood, rolled edge work tops, radiator, tiled splash back & access to pantry.

Study

Double glazed windows, feature fireplace with tiled surround, wooden mantel, radiator & built in storage.

Landing

Feature stained glass window, picture rail,

Master bedroom

Double glazed windows, with electric black out curtains, coving, ceiling rose, radiator, built in storage & access to en-suite bathroom.

En-suite bathroom

His & hers ceramic sinks with marble surround, thermostatic corner shower, bath tub, marble tiled floor, part tiled walls, underfloor heating, double glazed window with shutter blinds.

Bedroom 2

3 x double glazed windows, bespoke curtains, picture rail, radiator & access to en-suite shower room.

En-suite shower room

Twin sinks, marble tiled surrounds, tiled walls, tiled floor, radiator, double glazed window & walk in shower unit.

Bedroom 3

Double glazed window, radiator, picture rail & access to en-suite shower room.

En-suite shower room

Walk in shower with tiled walls, glass screen, wash basin, WC, vertical radiator & double glazed window.

Externally

Walled & gated gardens to front side & rear. Secure electric gated driveway access with off street parking, laid to lawn & mature borders. Rear garden with raised decked area, lawn, gated access from Belvidere road, mature borders, children's summer house & outbuildings.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		67
(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

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



Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of floor, ceiling, wall and any other space are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The accuracy, content and appearance of this plan have not been tested and no guarantee is given as to their accuracy or efficiency can be given. Made with Hoxby CO2



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