

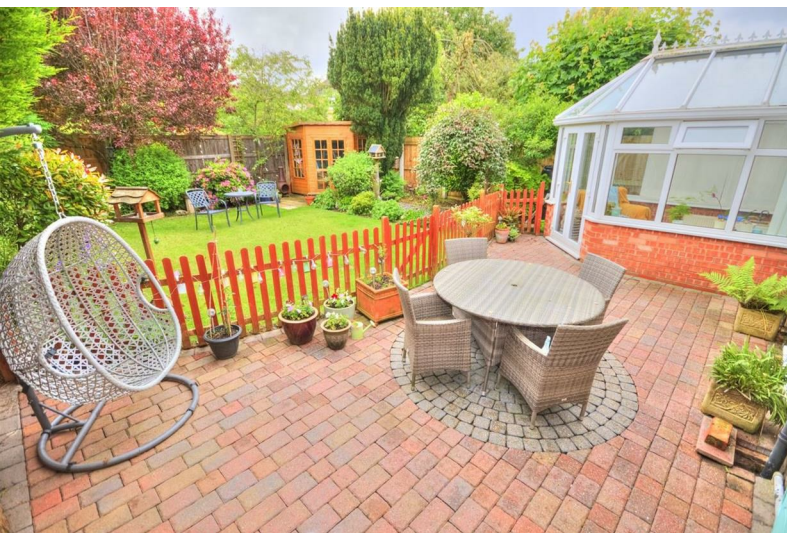


1 Brentwood Avenue

Crosby, Liverpool, L23 2UY

£450,000

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Ground Floor

Vestibule

7'0 x 2'02 (2.13m x 0.66m)

UPVC double glazed double doors and windows to front elevation, tiled flooring, single glazed frosted wooden framed door and windows leading to.

Entrance Hall

6'11 x 16'11 (2.11m x 5.16m)

Parquet flooring, feature panelling, radiator, under stairs storage, stairs to first floor.

Lounge

12'05 (3.78m)

UPVC double glazed bay style window to front elevation, carpet flooring, picture rail, gas fire, wall lights, radiator.

Living Room

11'10 x 14'08 (3.61m x 4.47m)

Parquet flooring, picture rail, radiator, open fireplace, radiator, wall lights, opening leading to.

Conservatory

7'10 x 11'08 (2.39m x 3.56m)

UPVC double glazed windows and door overlooking garden, vinyl flooring, electric fan light, radiator.

Kitchen

14'10 x 15'08 (4.52m x 4.78m)

UPVC double glazed double door to rear elevation, UPVC double glazed window to rear elevation, range of wall and base units, part tiled splashback, range oven with extractor fan, 1 1/2 bowl stainless steel sink with chrome mixer tap, combi boiler, integrated dishwasher, fridge, downlights, wall mounted TV point.

Utility Area

7'03 x 5'02 (2.21m x 1.57m)

UPVC frosted double glazed door to side elevation wall and base units, tiled flooring, plumbing for white goods, downlights.

First Floor

Landing

6'11 x 8'06 (2.11m x 2.59m)

Carpet stairs, split landing, feature UPVC double glazed inlaid arch window to side elevation, loft access.

Bedroom One

15'11 x 12'05 (4.85m x 3.78m)

UPVC double glazed bay style window to front elevation, carpet flooring, picture rail, radiator, fitted mirror wardrobes.

Bedroom Two

11'10 x 15'02 (3.61m x 4.62m)

UPVC bay style double glazed window to rear elevation, laminate flooring, picture rail, fitted cupboard, radiator.

Bedroom Three

7'03 x 14'06 (2.21m x 4.42m)

UPVC double glazed window to rear elevation, picture rail, radiator, laminate flooring.

Bedroom Four

6'11 x 9'10 (2.11m x 3.00m)

UPVC double glazed window to front elevation, radiator, carpet flooring, picture rail.

Bathroom

9'02 x 7'10 (2.79m x 2.39m)

Full tiled, UPVC frosted double glazed windows to rear elevation, WC, wash hand basin, bath, walk in shower, radiator, downlights.

Externally

Front Garden

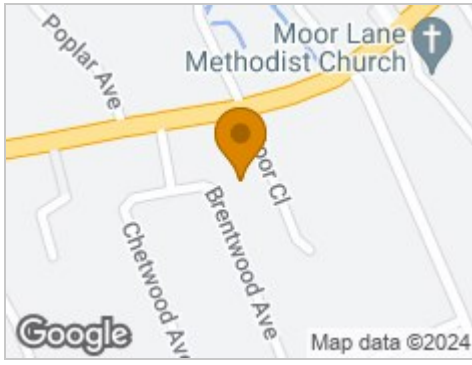
Cast iron gate, brick wall, driveway with access to garage, side access, lawn with mature shrubs and trees, outside light.

Rear Garden

Rear patio with fenced border and gate leading to lawn, outside tap, side access, mature shrubs and trees, rear patio area, feature arch with gravel path.



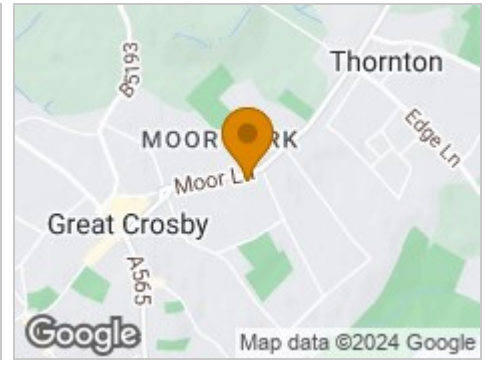
Road Map



Hybrid Map



Terrain Map



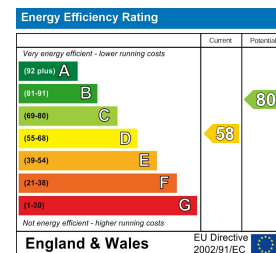
Floor Plan



Viewing

Please contact our Michael Moon Office on 0151 924 1000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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