24 Abbotsford Road

Crosby, Liverpool, L23 6UX

£180,000

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Communial entrance

Living room
12'10 x 22'01 (3.91m x 6.73m)
Carpeted flooring
2 UPVC double glazed windows
Front and side elevation UPVC double glazed door
Front elevation taking you out to the balcony
Artificial turf
Gas fire surround
Storage cupboards on left hand side
Intercom phone

Kitchen
8'09 x 8'11 (2.67m x 2.72m)
Door directly opposite is kitchen, flooring continues
Range of wall and base units
Stainless steel sink with drainer attached
PVC double glazed windows attached to side elevation
combi boiler
Part tiled

Bathroom
6'00 x 5'10 (1.83m x 1.78m)
Shower room on left hand side
Sliding door
Vinyl flooring
part tiled
Walk in shower
Wash hand basin
No extractor fan

First Bedroom
9'10 x 13'11 (3.00m x 4.24m)
Rear of property

Carpeted flooring
UPVC double glazing windows to the rear elevation
Radiator

Second bedroom
7'10 x 13'11 (2.39m x 4.24m)
Rear end of property
UPVC double glazed windows to the rear elevation
carpeted flooring
Radiator

WC
5'07 x 2'06 (1.70m x 0.76m)
Separate WC
vinyl flooring
full tile
UPVC frosted double glaze windows side elevation
Door linking back through to the kitchen
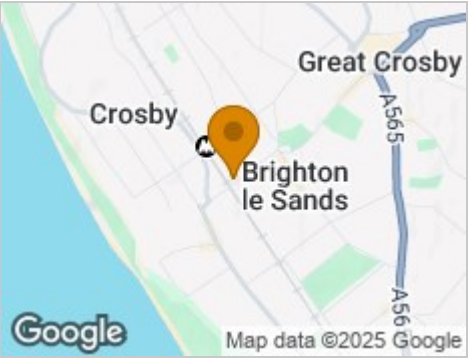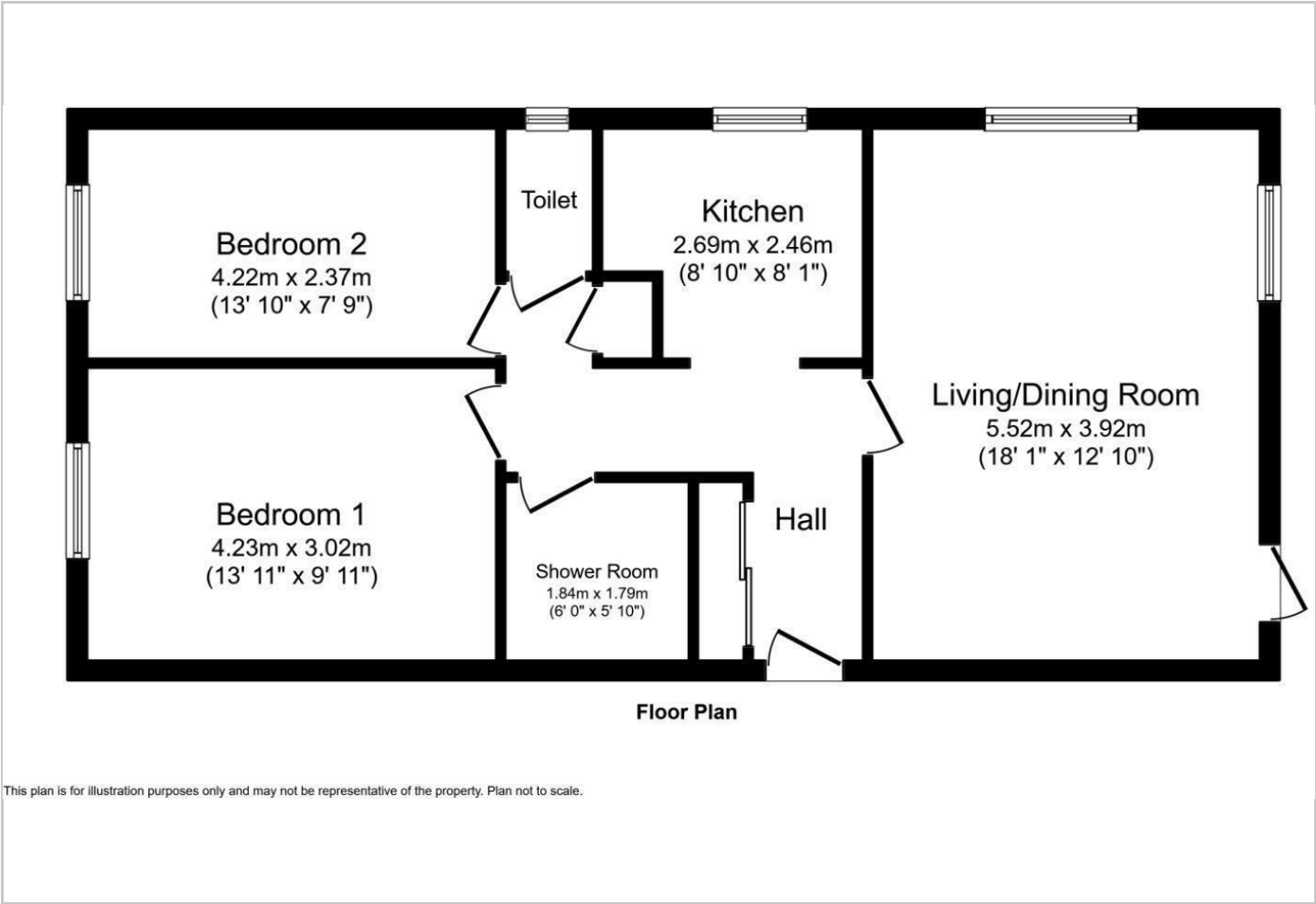
Garage
Up and over garage door.

Floor Plan

Bedroom 2
4.22m x 2.37m
(13' 10" x 7' 9")

Toilet

Kitchen
2.69m x 2.46m
(8' 10" x 8' 1")

Living/Dining Room
5.52m x 3.92m
(18' 1" x 12' 10")

Bedroom 1
4.23m x 3.02m
(13' 11" x 9' 11")

Shower Room
1.84m x 1.79m
(6' 0" x 5' 10")

Hall

Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

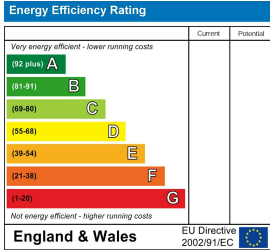## Viewing

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

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