



# 12 York Avenue

Crosby, Liverpool, L23 5RW

£465,000

Nestled in the charming area of York Avenue, Crosby, Liverpool, this exquisite five-bedroom semi-detached home offers a perfect blend of period character and modern living. With two spacious reception rooms, this property is ideal for families seeking ample space to grow and thrive.

The heart of the home is undoubtedly the open-plan kitchen diner lounge, which creates a warm and inviting atmosphere for both everyday living and entertaining guests. The design allows for a seamless flow between the kitchen and dining areas, making it a delightful space for family gatherings and social occasions.

Throughout the property, you will find an array of character features that add to its unique charm, providing a sense of history and warmth that is often sought after in family homes. The five well-proportioned bedrooms offer plenty of room for rest and relaxation, while the two bathrooms ensure convenience for busy family life.

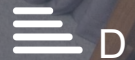
Situated in an amazing location, this home is within easy reach of local schools and shops, making it an excellent choice for families looking to upsize. The surrounding area boasts a friendly community atmosphere, with parks and recreational facilities nearby, perfect for children and outdoor enthusiasts alike.

This period semi-detached home on York Avenue is not just a property; it is a place where memories can be made and cherished for years to come. If you are searching for a family home that combines space, character, and a prime location, this residence is certainly worth considering.

- Five Bedroom Semi-Detached Family Home
- Open Plan Kitchen/Diner/Lounge
- Highly Sought After Location
- Close To Local Amenities And Transport Links
- Second Floor Bedroom With En-Suite

## 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.



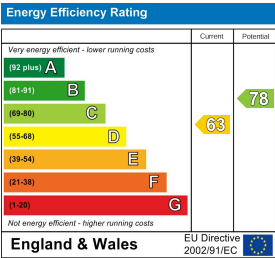
Floor Plan



Area Map



Energy Efficiency Graph



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