



5 De Villiers Avenue

, Liverpool, L23 2TH

Offers over £350,000



*****WOW FACTOR*****

Abode are delighted to offer for sale this truly stunning three bedroom extended semi-detached family home situated in a highly sought after L23 location. With a range of amenities in close proximity such as shops, supermarkets, excellent transport links and a number of top quality schools in the area, De Villiers Avenue has everything to offer the potential buyer.

The property itself briefly comprises an entrance hall, downstairs cloaks, spacious front lounge and open plan kitchen/family and dining room all to the ground floor. To the first floor there are three double bedrooms and modern family bathroom.

Outside there is a large, beautifully landscaped and secluded rear garden. To the front there is a driveway to provide off road parking and there is also the added bonus of an extra driveway accessed via Little Crosby Road.

AN INTERNAL INSPECTION IS HIGHLY RECOMMENDED.



Entrance Hall 16'0" x 8'0" (4.90 x 2.44)

Door to front aspect. Radiator. Original window with lead lighting to side aspect. Opening to:

Downstairs Cloaks

UPVC Double Glazed window to side aspect. Wash hand basin.

Front Lounge 16'5" x 12'3" (5.02 x 3.75)

UPVC Double Glazed bay window to front aspect. Radiator. TV Point. Laminate flooring.

Open Plan Kitchen/Dining and Family Room 23'7" x 19'9" (7.21 x 6.04)

UPVC Double Glazed French doors opening to rear aspect. Skylights x 2. UPVC Double Glazed window to rear aspect. Radiator. Laminate flooring. TV Point. Breakfast island. A range of wall and base units. Integrated fridge/freezer. Washing machine. Dishwasher. Electric oven and gas hob. Extractor fan. Part tiled walls. Sink and drainer unit.

Landing

Original window with lead lighting to side aspect. Opening to:

Family Bathroom 8'7" x 6'9" (2.63 x 2.07)

UPVC Double Glazed window to front aspect. Panelled bath with overhead shower. Low level WC. Wash hand basin. Towel rail.

Master Bedroom 15'11" x 11'0" (4.87 x 3.36)

UPVC Double Glazed bay window to front aspect. Radiator. Feature fireplace.

Bedroom Two 15'5" x 10'9" (4.72 x 3.29)

UPVC Double Glazed window to rear aspect. Radiator. Feature fireplace.

Bedroom Three 12'8" x 8'3" (3.88 x 2.53)

UPVC Double Glazed window to rear aspect. Radiator.

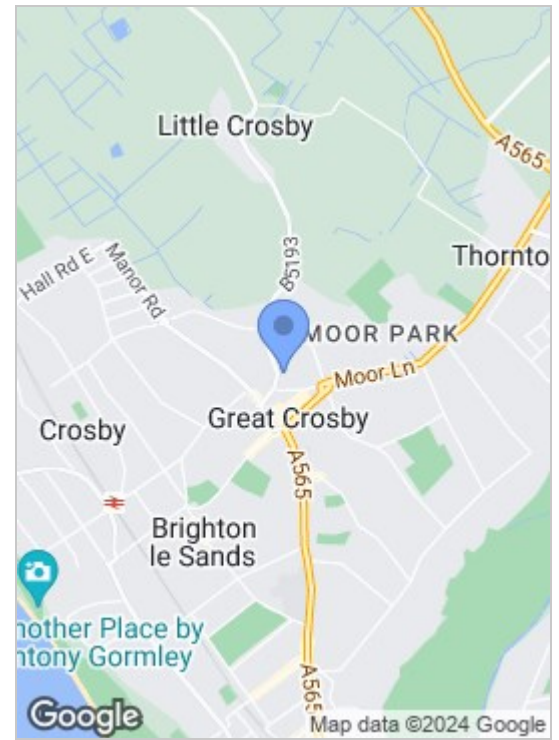
Rear Garden

Laid to lawn with mature borders. Two patio areas. Shed. South facing. Driveway accessed from Little Crosby Road.

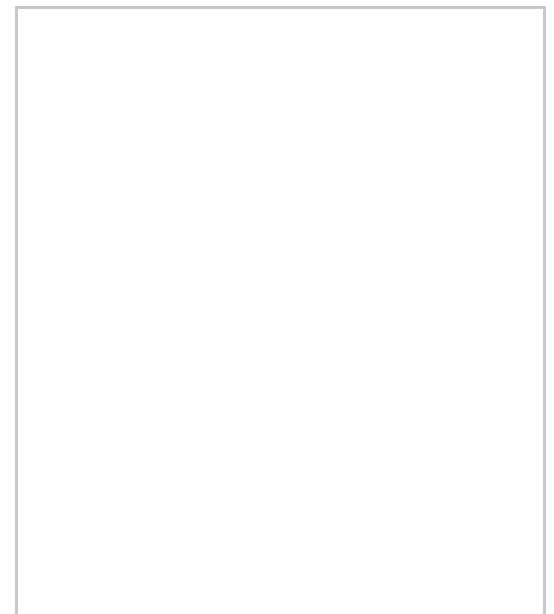
Front Garden

Driveway to provide off road parking.

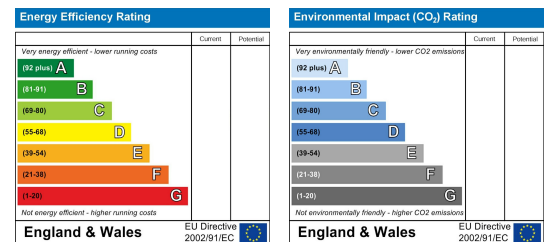
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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