



4 Brookfield Avenue

Crosby, Liverpool, L23 3DW

Asking price £400,000



This stunning semi-detached house offers an exceptional living experience for families seeking both space and comfort.

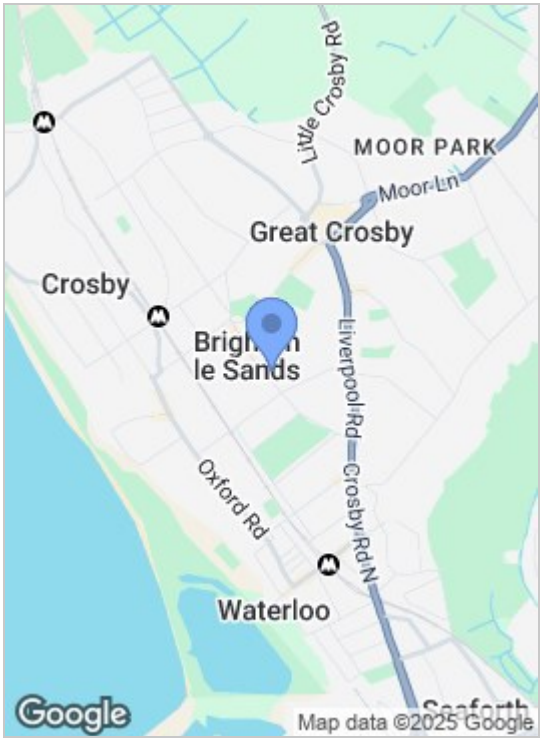
As you step inside, you are greeted by a tastefully decorated interior that exudes warmth and character. The ground floor features a welcoming lounge, complete with a cosy woodburner, perfect for those chilly evenings. The open-plan dining room flows effortlessly into the kitchen, creating an inviting atmosphere ideal for family gatherings and entertaining friends. Additionally, the practicality of a utility room and a convenient ground floor W.C. enhances the overall functionality of the home.

The first floor boasts TWO well-proportioned bedrooms, providing ample space for family members or guests, while the family bathroom and en-suite shower room cater to the demands of a busy lifestyle. ***There is also a small bedroom which is currently utilised as a private office. Ascending to the top floor, you will find THREE further bedrooms, along with additional storage space.

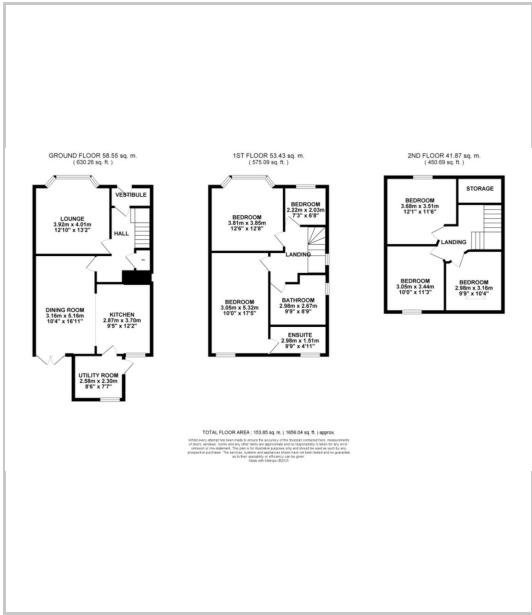
The property is complemented by a delightful south-facing rear garden, which enjoys plenty of sunshine throughout the day. This well-maintained outdoor space features a grass area, a flagged patio, and a charming



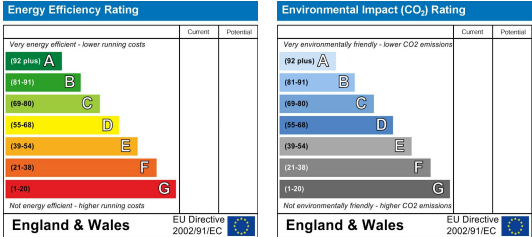
Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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