



38 De Villiers Avenue

Crsoby, L23 2TJ

Offers over £350,000



Looking To Save On Energy Costs In Your Next Home? This Place Has It Covered With Solar Panels contributing to an impressive EPC rating of C, ensuring energy efficiency and cost savings.**

This THREE BEDROOM semi-detached home on De Villiers Avenue offers a delightful blend of character and modern living. As you enter through the porch, you are welcomed into a spacious hallway that leads to two inviting reception rooms. The front dining room is particularly striking, featuring a large bay window that floods the space with natural light, complemented by original parquet flooring, high ceilings and a beautiful fireplace that adds a touch of elegance.

At the rear of the property, you will find a bright and airy lounge, complete with patio doors that open onto a well-established private garden. This outdoor space boasts a lovely patio area and a lush lawn, perfect for entertaining or enjoying a quiet afternoon in the sun. The extended kitchen is practical, equipped with a small breakfast bar and ample wall and floor units.

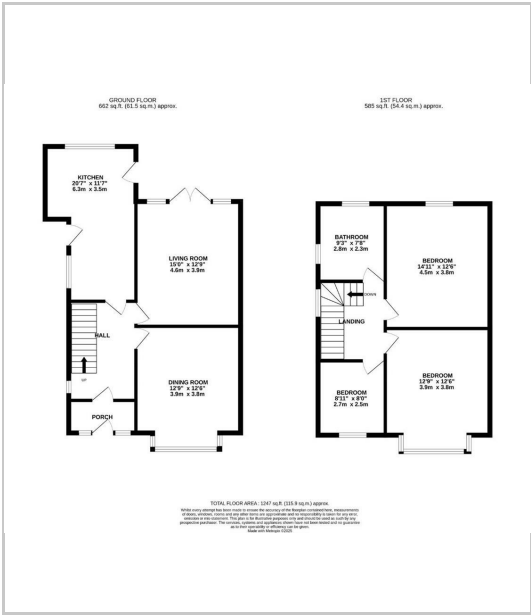
Upstairs, the property offers three generously sized bedrooms, providing plenty of room for family or guests. The large family bathroom features a bath and shower cubicle, ensuring convenience for all. Additionally, there



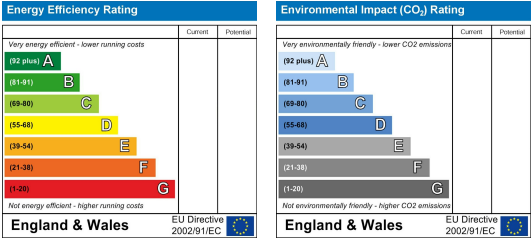
Area Map



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.

82 Coronation Road, Crosby, Liverpool L23 5RH
Tel: 0151 909 3003
Email: crosby@abode-group.co.uk
Web: www.abode-group.co.uk

6 Allerton Road, Mossley Hill, Liverpool, L18 1LN
Tel: 0151 601 3003
Email: allerton@abode-group.co.uk
Web: www.abode-group.co.uk

2 Chapel Lane, Formby, Liverpool, L37 4DU
Tel: 01704 827 402
Email: formby@abode-group.co.uk
Web: www.abode-group.co.uk