



## 23 Chetwood Avenue, Liverpool, L23 2UU

### Offers Over £340,000

Nestled on the ever-popular Chetwood Avenue in Crosby, this attractive three-bedroom semi-detached property has been a much-loved family home for many years and is now ready for its next chapter. Well maintained throughout, the property offers an excellent opportunity for buyers to modernise and personalise to their own taste, creating a wonderful long-term home in a highly desirable location. Offered to the market with no onward chain.

Ideally situated within easy reach of Crosby Village, the property enjoys close proximity to a wealth of local amenities including independent shops, cafés, restaurants and everyday conveniences. The area is also renowned for its highly sought-after local schools, making this an especially appealing choice for families.

Set across two floors, the accommodation briefly comprises an enclosed porch leading into an inviting entrance hall with a convenient downstairs WC. To the front of the property is a spacious bay-fronted dining room, while to the rear is a bright and welcoming living room flooded with natural light from the bay window and benefitting from UPVC French doors opening onto the rear garden. The recently upgraded kitchen features a range of integrated appliances and provides access to the garden via a UPVC door.

To the first floor, the property offers two generous double bedrooms, both enhanced by attractive bay windows, along with a third single bedroom. Completing the accommodation is a modern shower room and a separate WC, adding further practicality for family living.



### Porch

Enclosed entrance porch, with UPVC glazed windows & door, complete with a tiled floor.

### Hallway

The hallway welcomes you into the home with a warm, traditional feel, featuring an original feature stained glass and lead lined front door with glazed surround. The hallway connects to the downstairs WC and provides access to the living and dining rooms, as well as the kitchen.

### Dining Room

14'9" x 11'3" (4.5m x 3.4m)

The dining room is generously proportioned at 4.5 by 3.4 metres (14'9" x 11'3") and enjoys natural light from a large window. It offers a comfortable setting for family meals and entertaining guests.

### Living Room

14'9" x 11'3" (4.5m x 3.4m)

The living room is a bright and welcoming space measuring 4.5 by 3.4 metres (14'9" x 11'3"). It features a large window and double doors that open out to the garden, allowing plenty of natural light to fill the room. The fireplace creates a cosy focal point, ideal for relaxing evenings.

### Kitchen

9'0" x 6'7" (2.7m x 2.0m)

This kitchen, measuring 2.7 by 2.0 metres (9'0" x 6'7"), is thoughtfully designed with modern fitted units in a neutral palette and integrated appliances including an oven, microwave and gas burning hob. A window above the sink provides views to the rear garden and brings in natural light, while a door leads out to the garden, providing convenient access for outdoor dining or gardening.

### WC

The separate WC offers a practical addition to the first floor, fitted with a modern toilet and a small sink under the staircase, providing convenience for residents and guests.

### Landing

Bright and airy landing with over stairs storage cupboard and double glazed window to the side elevation.

### Bedroom 1

14'8" x 11'3" (4.5m x 3.4m)

This bright and spacious bedroom measures 4.5 by 3.4 metres (14'8" x 11'3") and benefits from a large window that fills the space with natural light. It offers ample space for bedroom furniture and has a calm, inviting atmosphere.

### Bedroom 2

14'8" x 11'3" (4.5m x 3.4m)

This second bedroom, measuring 4.5 by 3.4 metres (14'8" x 11'3"), features a large window that allows in plenty of daylight. It is well-sized, providing space for essential bedroom furnishings and storage.

### Bedroom 3

9'6" x 6'7" (2.9m x 2.0m)

A smaller bedroom measuring 2.9 by 2.0 metres (9'6" x 6'7"), this room enjoys natural light from a window and is a versatile space, ideal as a single bedroom, nursery or study.

### Shower Room

6'7" x 5'5" (2.0m x 1.6m)

The shower room is a modern and practical space measuring 2.0 by 1.6 metres (6'7" x 5'5"), fitted with a corner shower enclosure, wash basin and tiled flooring. A window provides natural light and ventilation.

### First floor WC

Separate WC with double glazed window & WC.

### Rear Garden

The rear garden extends beautifully from the back of the house, featuring a lawn bordered by planting beds, mature shrubs, and a greenhouse. It offers a peaceful outdoor space for relaxation, gardening or play, enclosed by fencing for privacy and security.

### Lean to

Country style doors opening to the driveway and rear access through to the garden.

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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 1133 sq ft. (105.3 sq.m.) approx.  
 Whilst every effort has been made to ensure the accuracy of the Property Information, the information is provided for guidance only and does not constitute an offer of any services. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or performance.



Berkeley Shaw Estate Agents Limited.  
Company No. 0784754

Berkeley Shaw Real Estate Limited.  
Company No. 05206927

