



## 11 Abbotsford Road

Crosby, Liverpool, L23 6WE

**Offers in the region of £189,950**



Welcome to this stunning and spacious second-floor apartment located on Abbotsford Road. This delightful apartment is perfectly situated close to a variety of local amenities, including a train station, shops, and the beautiful beach, making it an ideal choice for those seeking convenience and leisure.

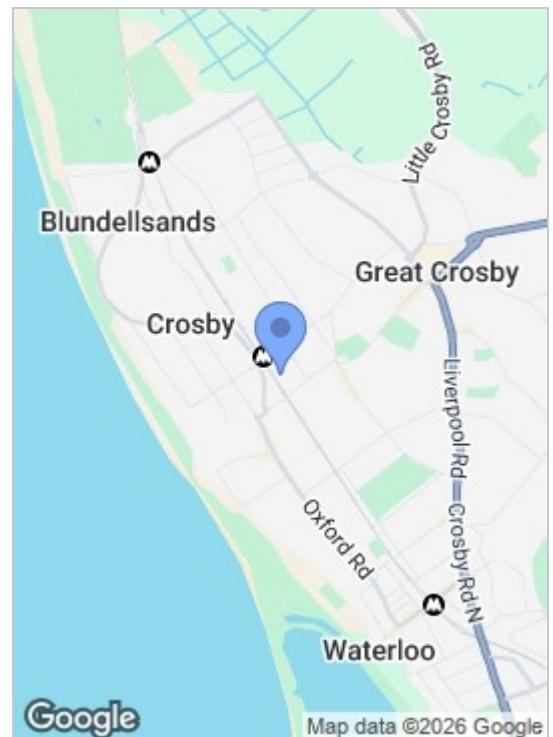
Upon entering the property, you will find well-maintained communal areas leading upstairs to the first floor apartment. The apartment opens to a welcoming hallway, then there is a generous lounge area which opens seamlessly to a modern fitted kitchen. The apartment boasts two double bedrooms both with fitted wardrobes providing ample space for rest and personalisation. The modern fully tiled shower room adds a touch of luxury and practicality to the living space.

Externally, the property offers parking for one vehicle at the rear, ensuring ease of access. With no chain involved, this apartment presents a fantastic opportunity for both first-time buyers and investors alike.

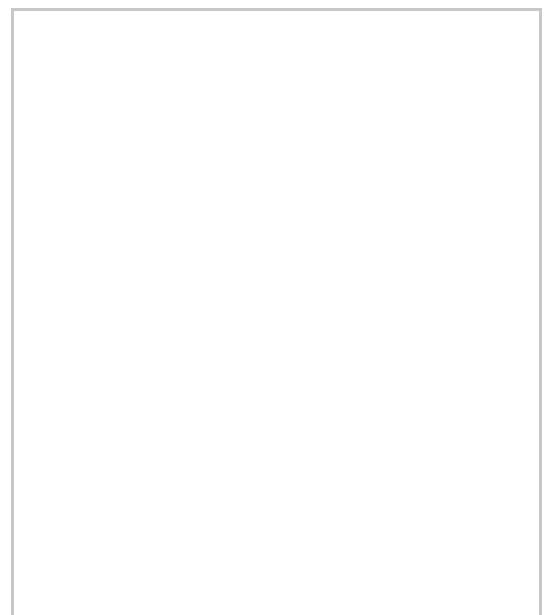
In summary, this apartment combines modern living with a prime location, making it a must-see for anyone looking to enjoy the vibrant lifestyle that Crosby has to offer. Don't miss your chance to make this lovely



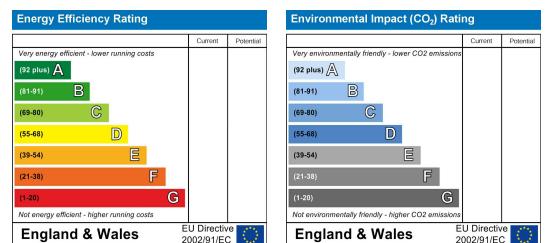
## Area Map



## 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.

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