

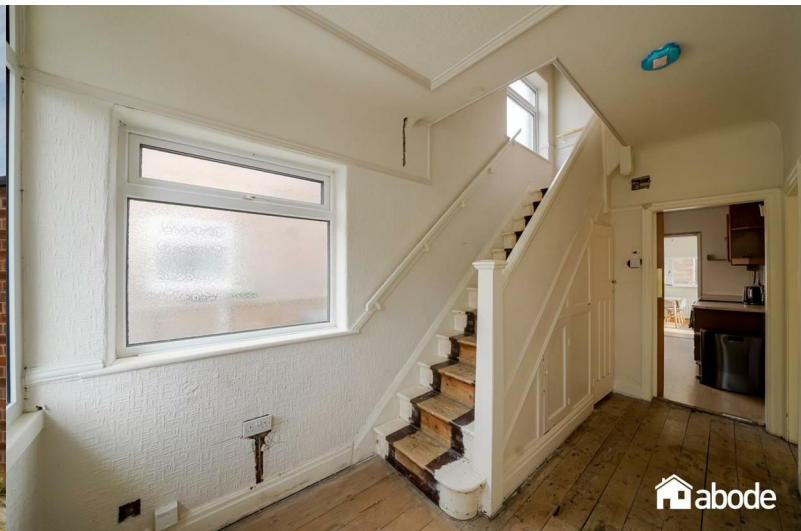


33 Cranmore Avenue

Liverpool, L23 0QD

£290,000

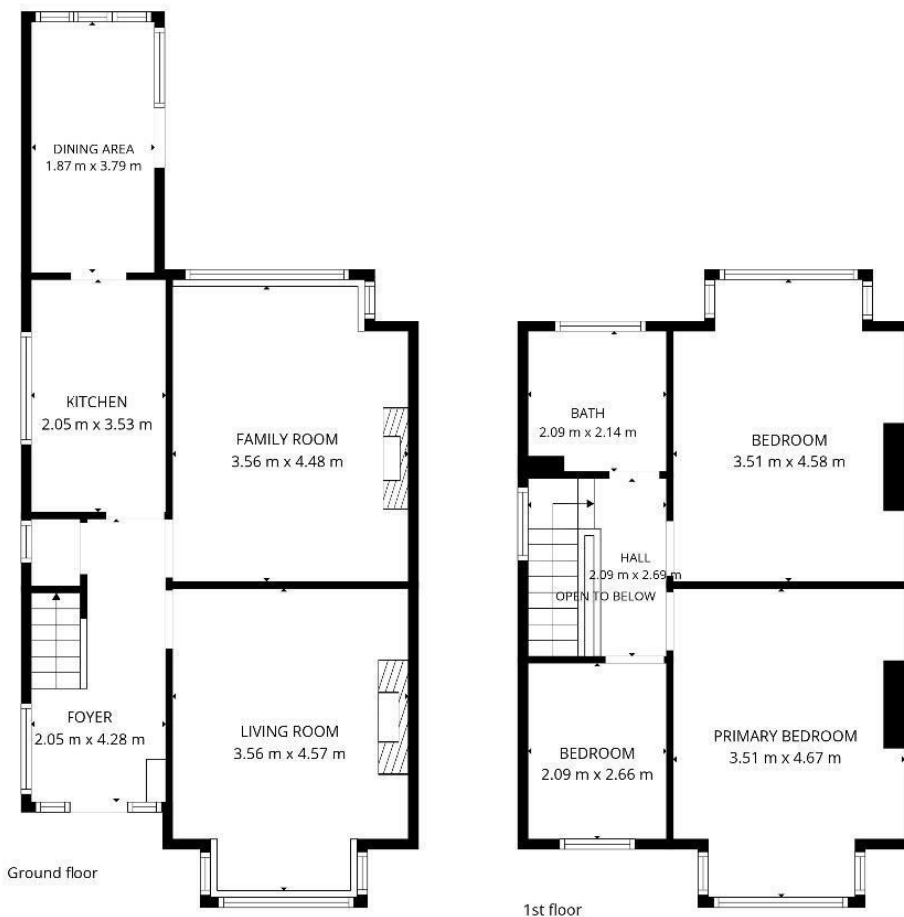
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Liverpool, L23 0QD

£290,000



TOTAL: 79 m2

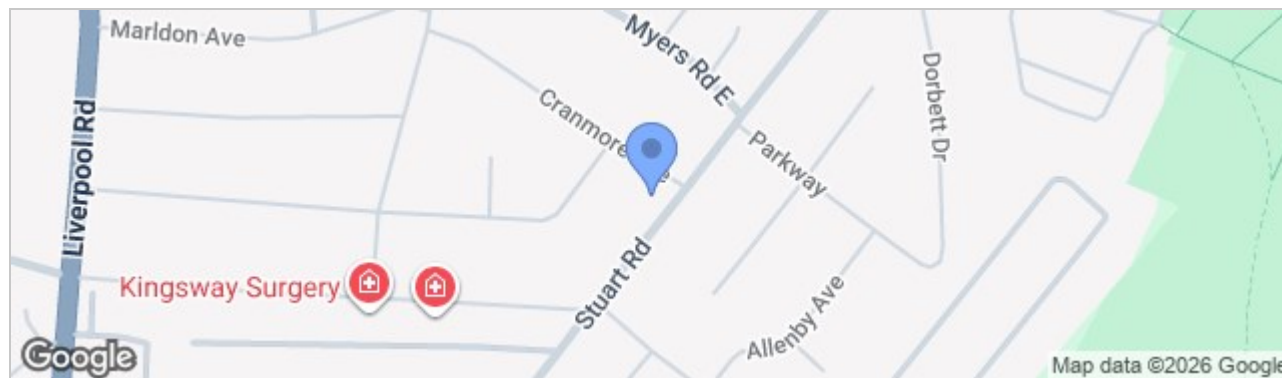
Ground floor: 47 m2, 1st floor: 32 m2

EXCLUDED AREAS: FOYER: 9 m2, BEDROOM: 15 m2, OPEN TO BELOW: 0 m2,
WALLS: 11 m2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



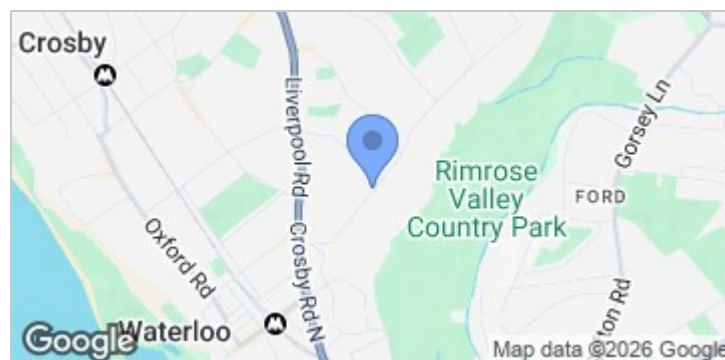
Road Map



Hybrid Map



Terrain Map



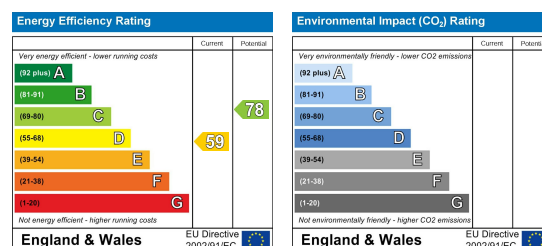
- **THREE-BEDROOM SEMI-DETACHED HOME ON CRANMORE AVENUE, LIVERPOOL, WITH NO ONWARD CHAIN.**
- **A GREAT OPPORTUNITY TO ADD VALUE OVER TIME AND CREATE A HOME THAT CAN GROW WITH YOUR FAMILY**
- **RECENT UPGRADES INCLUDE A NEW BOILER, REWIRING, AND A MODERN BATHROOM**
- **TWO RECEPTION ROOMS AND AN EXTENDED DINING AREA PROVIDE FLEXIBLE FAMILY LIVING SPACE.**
- **THREE GOOD-SIZED BEDROOMS AND A STYLISH BATHROOM WITH A WALK-IN SHOWER AND FREESTANDING BATH**
- **OFF-ROAD PARKING, A LOW-MAINTENANCE GARDEN, AND A GARAGE WITH CONVERSION POTENTIAL**
- **[HTTPS://WWW.RIGHTMOVE.CO.UK/STAMP-DUTY-CALCULATOR](https://www.rightmove.co.uk/stamp-duty-calculator)**

Viewing

Please contact our Crosby Office on 01519093003 if you wish to arrange a viewing appointment for this property or require further information.

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.

Energy Efficiency Graph



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