



31 Woodville Avenue, Liverpool, L23 3BX Offers Over £450,000

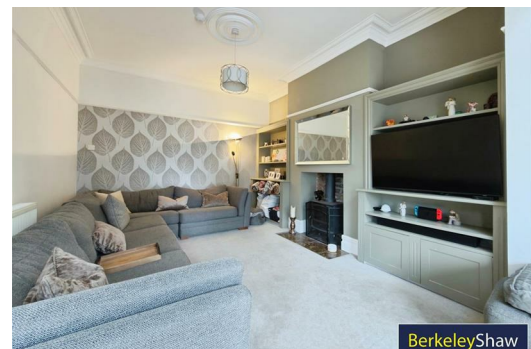
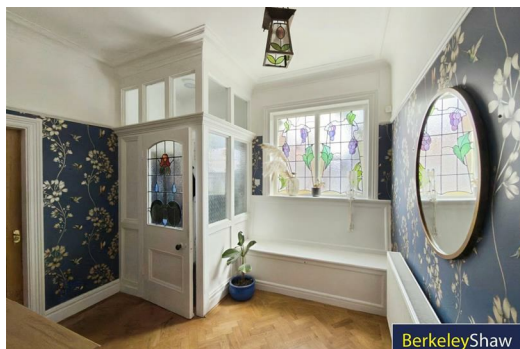
****STUNNING EXTENDED FAMILY HOME – CHARACTER FEATURES – OPEN PLAN LIVING – FOUR DOUBLE BEDROOMS – COASTAL LOCATION****

This beautifully presented and substantially extended three-storey semi-detached home offers an exceptional blend of character charm and modern family living, ideally positioned in a sought-after coastal area of Crosby.

The property boasts four generous double bedrooms, including an impressive top-floor master suite complete with a stylish ensuite shower room. A brand new, contemporary family bathroom serves the remaining bedrooms, while a unique first-floor utility room provides a dedicated space for washing and ironing.

At the heart of the home is a stunning open plan kitchen, living and dining area, thoughtfully designed to create a bright and sociable space perfect for both everyday living and entertaining. This is complemented by a separate front lounge featuring a cosy log burner, adding warmth and character.

Externally, the landscaped rear garden has been designed for relaxation and enjoyment, with a charming pergola seating area ideal for outdoor dining and entertaining. To the front, the property benefits from off-road parking for two vehicles, along with the added convenience of an EV charging point.



Living Room

20'11" x 11'9" (6.40 x 3.60)

Sitting Room

15'5" x 11'9" (4.70 x 3.60)

Kitchen/Dining Room

16'8" x 15'8" (5.10 x 4.80)

Hall

Porch

Downstairs WC

Bedroom 1

14'1" x 11'9" (4.30 x 3.60)

Bedroom 2

12'9" x 11'9" (3.90 x 3.60)

Bedroom 3

11'9" x 10'9" (3.60 x 3.30)

Bathroom

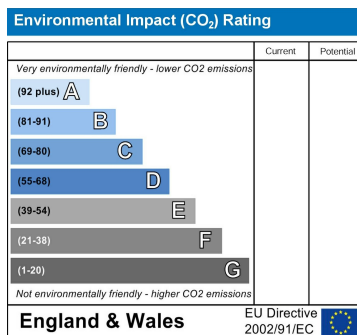
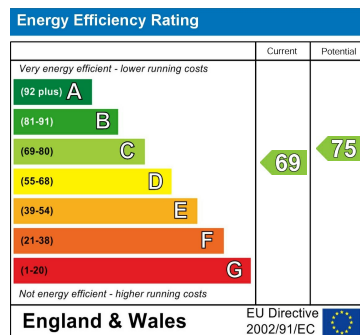
Laundry/Utility

10'9" x 9'2" (3.30 x 2.80)

Bedroom 4 (2nd Floor)

17'8" x 14'1" (5.40 x 4.30)

Shower Room (2nd Floor)



Berkeley Shaw Estate Agents Limited.
Company No. 0784754

Berkeley Shaw Real Estate Limited.
Company No. 05206927

