



37 Nazeby Avenue

Liverpool, L23 0SN

Offers over £265,000

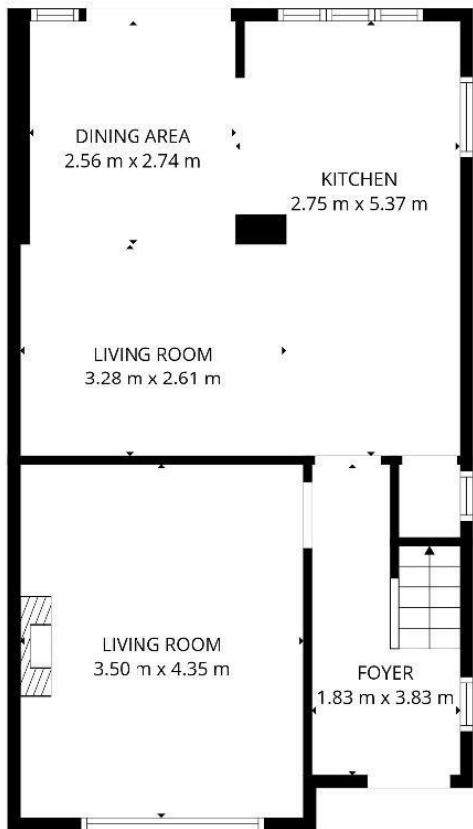
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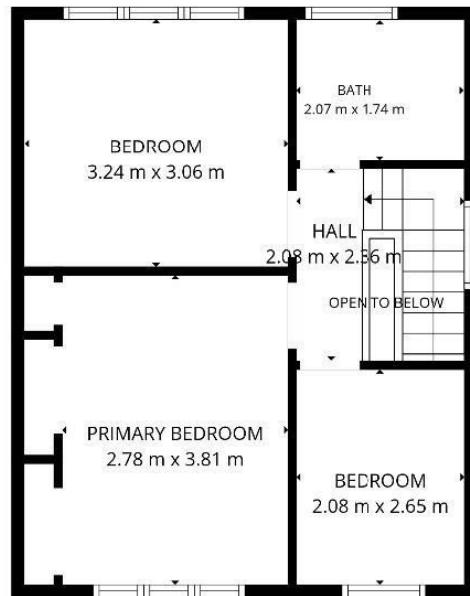
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Ground floor



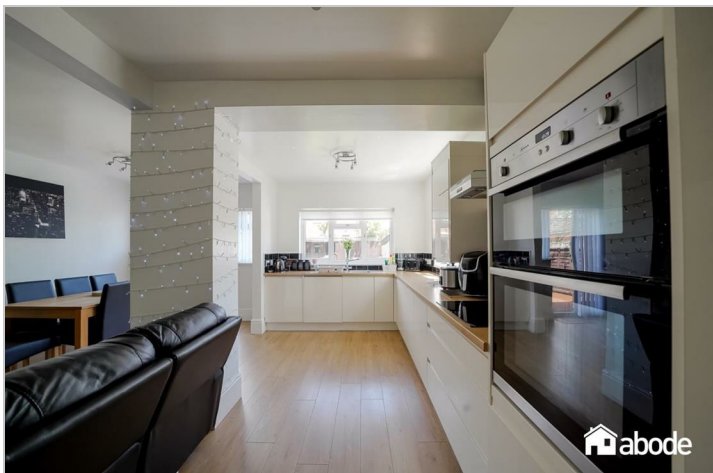
1st floor

TOTAL: 89 m²

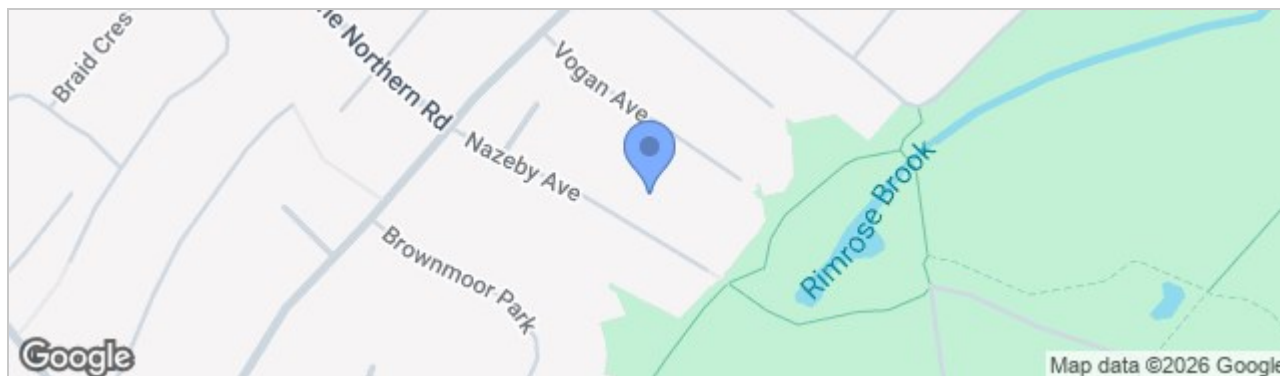
Ground floor: 52 m², 1st floor: 37 m²

EXCLUDED AREAS: OPEN TO BELOW: 0 m², WALLS: 9 m²

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



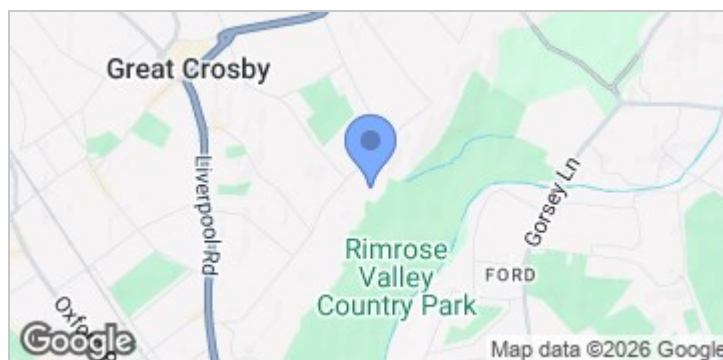
Road Map



Hybrid Map



Terrain Map



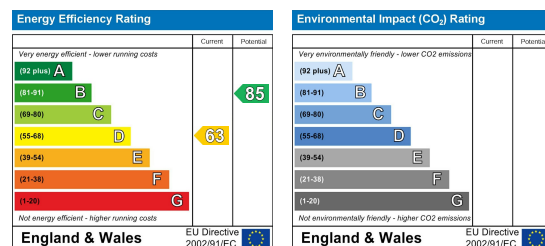
- **THREE-BEDROOM SEMI-DETACHED HOME ON NAZEBY AVENUE**
- **SPACIOUS RECEPTION ROOM AND EXTENDED OPEN-PLAN KITCHEN/DINING AREA**
- **THREE WELL-SIZED BEDROOMS AND A FAMILY BATHROOM**
- **OFF-ROAD PARKING AND A DETACHED GARAGE**
- **LOW-MAINTENANCE SUNNY REAR GARDEN WITH A DECKING AREA**
- **[HTTPS://WWW.RIGHTMOVE.CO.UK/STAMP-DUTY-CALCULATOR](https://www.rightmove.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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