



BerkeleyShaw
REAL ESTATE

14 Glenby Avenue, Liverpool, L23 0QA

Asking Price £375,000

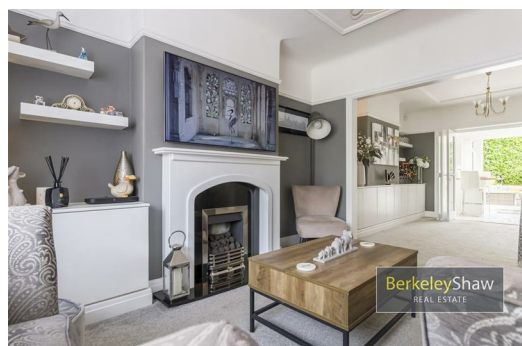
Turnkey Family Living – Stunning Extended Home in the Heart of Crosby

This fantastic extended three-bedroom semi-detached property on Glenby Avenue, Crosby offers exceptional turnkey living, making it an ideal choice for families. Thoughtfully enhanced with both side and rear extensions, the home provides generous and versatile accommodation throughout, all ready to move straight into. Offered with no onward chain, it presents a superb opportunity for a smooth and hassle-free purchase.

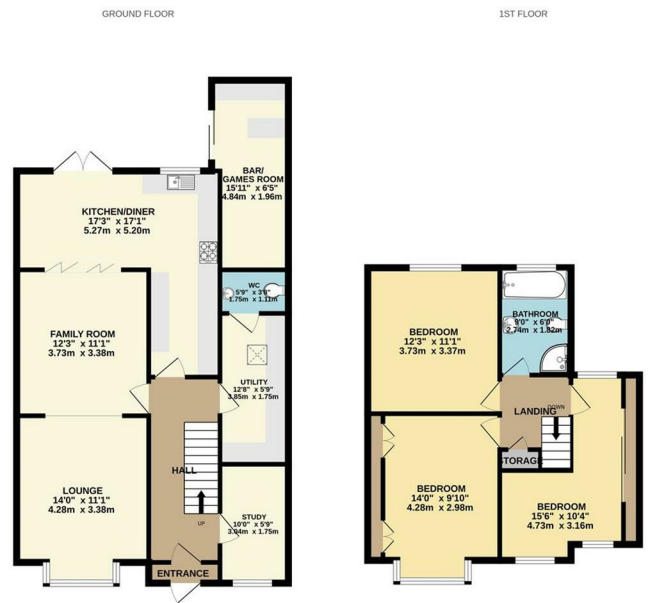
Set within a highly desirable area, the property benefits from a wealth of local amenities, excellent schools catering to all age ranges, and strong transport links, making it perfectly suited for commuters and growing families alike.

The accommodation begins with an enclosed porch leading into an inviting entrance hall, setting the tone for the well-presented interiors beyond. A spacious through living room features a charming fireplace and bespoke built-in storage, creating a warm and welcoming environment that flows seamlessly into the impressive kitchen diner. Undoubtedly the heart of the home, this stunning space is ideal for both everyday family life and entertaining, boasting a range of integrated appliances and French doors that open out onto the rear garden, enhancing the sense of indoor-outdoor living.

Upstairs, the property continues to impress with three well-proportioned double bedrooms and a stylish four-piece family bathroom, offering both comfort and practicality.



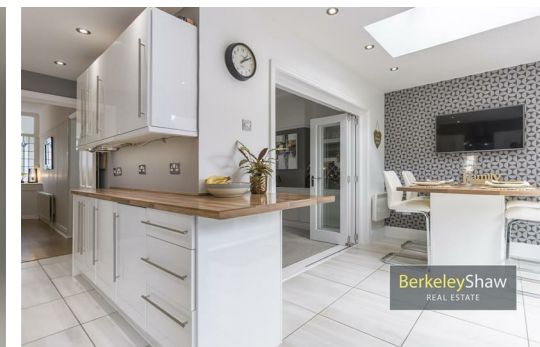
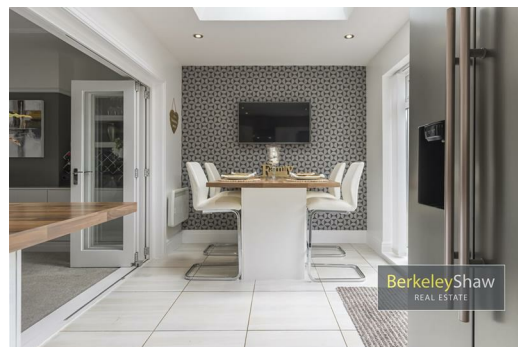
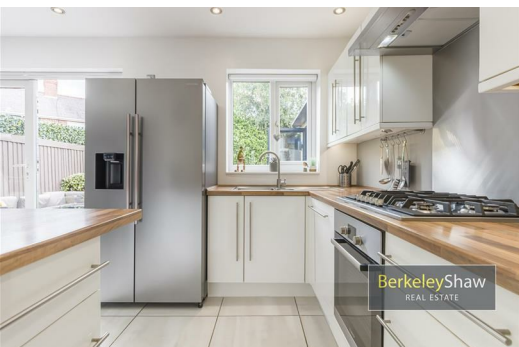
- Porch
- Entrance hall
- Through living room
- Kitchen diner
- Utility room
- WC
- Landing
- Bedroom 1
- Bedroom 2
- Bedroom 3
- Bathroom
- Front elevation
- Garden room
- Rear garden



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, buildings, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is to be given as to their operation or condition at the time of sale.

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	71	78

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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