



## 17 Hatherley Avenue, Liverpool, Merseyside L23 0SD

Guide Price £265,000

Located in the heart of CROSBY this 4 BEDROOM SEMI DETACHED FAMILY HOME is within walking distance of Crosby village, transport links and is in the catchment area of several good local schools.

The property benefits from gas central heating and part double glazing and comprises of hallway, lounge, dining room, morning room and kitchen to the ground floor. There are four bedrooms and a family bathroom to the first floor.

There is a driveway to the front of the property, single garage and rear gardens with laid lawn and patio area

Viewing is Highly Recommended



## Hall

wooden framed window, radiator, under stairs storage cupboard housing electric and gas meters

## WC

low level WC, sink with vanity unit, part tiled walls

## Lounge

11'8" x 16'9" (3.580 x 5.11)

UPVC double glazed bay window, radiator, wooden doors through to

## Dining Room

10'9" x 10'9" (3.288 x 3.286)

UPVC double glazed patio doors to rear garden, radiators x 2, gas fire with wood effect surround, storage unit

## Morning Room

8'11" x 8'0" (2.735 x 2.463)

UPVC double glazed window, radiator, storage cupboards x 2

## Kitchen

10'8" x 11'5" (3.27 x 3.494)

range of wall and base units, one and half bowl sink with mixer tap, gas connection for oven, plumbing for washing machine and dishwasher, part tiled walls, tiled floor, UPVC double glazed window x 2, wooden door with access to side

## First floor

wooden framed window

## Bedroom 1

16'10" x 11'10" (5.133 x 3.609)

UPVC double glazed bay window, radiator

## Bedroom 2

14'3" x 10'11" (4.344 x 3.335)

UPVC double glazed window, radiator

## Bedroom 3

11'5" x 10'0" (3.502 x 3.071)

UPVC double glazed window, radiator

## Bedroom 4

9'10" x 8'1" (3.005 x 2.467)

UPVC double glazed window x 2, radiator

## Family Bathroom

9'10" x 5'11" (3.009 x 1.806)

low level WC, sink with vanity unit, walk in shower cubicle, towel ladder radiator, storage cupboard, mirrored storage unit. tiled walls, tiled floor, extractor fan, wooden framed windows x 2

## Front Exterior

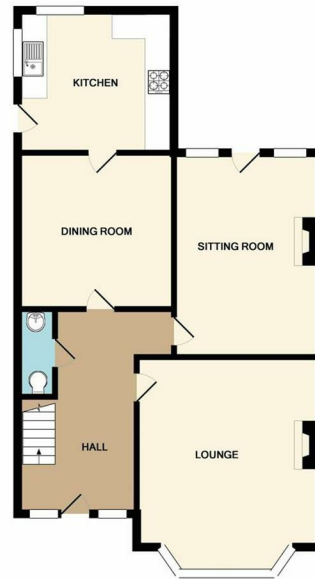
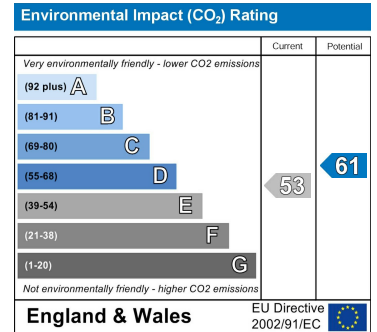
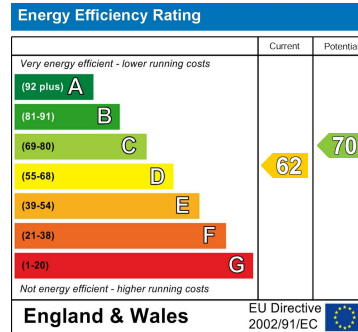
Brick wall, selection of shrubs and driveway leading to a garage

## Garage

Single garage with wooden doors, light and power

## Rear Garden

Block paved area to lawn, trees and shrubs, patio area



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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 as to their operability or efficiency can be given. Made with Metropix 5.0.0.18

