



9 Victoria Avenue, Crosby, Merseyside L23 8UH

£429,950

Would you like to live in a 5 bedroom property, full of character, with a grand entrance hall situated in Blundellsands, near to the popular duck pond, Crows Nest and Blundellsands Train Station?

If so, then you must arrange to view this attractive property at your earliest convenience.

This unique home consists of 3 reception rooms including an extensive Conservatory across the entire rear of the property, kitchen, WC and magnificent hallway. There are 4 bedrooms to the first floor, and a master suite to the 2nd floor. There is also a bathroom to the first floor.

It retains many of its original features.

An impressive rear garden also lends the property to suiting a family.

Viewing is recommended.



Porch

12'1" x 4'7" (3.7 x 1.4)

Spacious porch with the original lead light windows each side of the wooden front door, marble flooring and cupboard housing the electric meter

Hallway

23'7" x 12'5" (7.2 x 3.8)

L shaped hallway with original sash lead light window to side and original front door which is half glazed and has 2 window panels also with lead lights. Cast iron fireplace, radiator, grand turned staircase and coving to the ceiling

Front Sitting Room

18'0" x 13'1" (5.5 x 4)

Original sash windows x 2 to front cast iron fire surround with tiled inset and hearth, radiator, ceiling coving and picture rail

Rear Lounge

17'0" x 13'1" (5.2 x 4)

Half glazed door to conservatory and original lead light transoms, cast iron fire surround with tiled hearth, radiator, coving to ceiling and picture rail

Kitchen

12'9" x 11'5" (3.9 x 3.5)

French doors to conservatory, radiator, stainless steel sink, gas hob, electric double oven, range of wall and base units

Utility Room

7'10" x 5'6" (2.4 x 1.7)

Frosted sash window to side, Vaillant boiler, plumbed for washing machine and dish washer, shelving

Cloakroom

8'2" x 3'3" (2.5 x 1)

Frosted sash window to side, low level WC, wall mounted wash hand basin with tiled splash back, gas meter

Conservatory

23'3" x 13'5" (7.1 x 4.1)

French doors to rear garden and door to side, radiator

First Floor Landing

Lead light window to side and radiator

Bedroom 1

17'8" x 12'1" (5.4 x 3.7)

Sash windows to front with lead light transom windows, radiator, coving to ceiling and picture rail

Bedroom 2

16'8" x 12'1" (5.1 x 3.7)

UPVC double glazed window x 2 to rear, radiator, cast iron fire surround, coving to ceiling and picture rail

Bedroom 3

11'5" x 11'5" (3.5 x 3.5)

UPVC double glazed window to rear, radiator, cast iron fire surround with tiled inset

Bedroom 4

12'1" x 10'9" (3.7 x 3.3)

Original sash window with lead light transom, radiator cast iron fire surround with tiled inset

Family Bathroom

Original frosted sash windows, paneled bath with electric shower over, pedestal wash hand basin, bidet, low level WC built in storage, tiled walls and laminate flooring

Bedroom 5 Second Floor

16'4" x 13'1" (5 x 4)

Triangle window, radiator access to under eaves

Loft Room/Storage

12'1" x 8'10" (3.7 x 2.7)

Ideal location and size for a potential en suite. Window to side, access to under eaves

Outside

Well stocked South West facing rear garden, patio, raised beds, lawn and a variety of shrubs and trees. To the front of the property there is a walled garden, access to rear garden, shrubs and trees

