



12 Miller Avenue, Liverpool, Merseyside L23 7YA

Asking Price £259,950

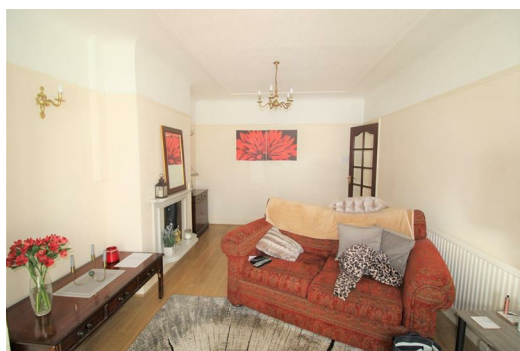
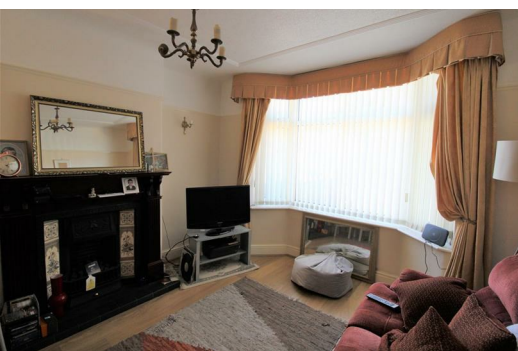
An exciting opportunity has become available to purchase an excellent extended 3 BEDROOM FAMILY property, and is located in the HEART OF CROSBY VILLAGE.

This 3 bedroom semi-detached property is ideally located within walking distance of Crosby Village amenities and is in need of light refurbishment and a video tour is available for interested parties on the above basis.

The property consists of porch, entrance hall, 2 reception rooms and a galley kitchen, WC and conservatory to the ground floor. On the first floor there are 3 bedrooms, and a bathroom.

Externally there is large south facing rear garden, and is not overlooked from the rear. To the front is a driveway .

Please contact us for more information on this unique opportunity. Viewings will only be arranged once proof of funds have been received.



Porch
6'2" x 2'11" (1.9 x 0.9)
UPVC Double Glazed Windows

Hallway
15'5" x 5'10" (4.7 x 1.8)
Entrance Door, laminate flooring, staircase to first floor

Front Reception Room
13'5" x 11'9" (4.1 x 3.6)
UPVC Double Glazed Window, Radiator, Laminate floor, Gas fire, with wrought iron and tiled surround

Rear Reception
19'8" x 10'9" (6 x 3.3)
UPVC Double Glazed Window, Radiator, Laminate floor, Gas fire

Kitchen
15'8" x 6'10" (4.8 x 2.1)
Assortment of wall and base units, stainless steel sink with mixer tap, UPVC Double Glazed Window x 2, Radiator, Laminate floor, space and plumbing for washing machine, dishwasher and freestanding cooker.

Conservatory
15'5" x 8'2" (4.7 x 2.5)
UPVC Double Glazed Windows, patio doors to rear, electric heater,

WC
Low level WC, basin, partly tiled,

Landing
Radiator

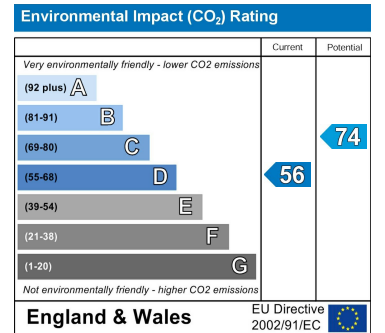
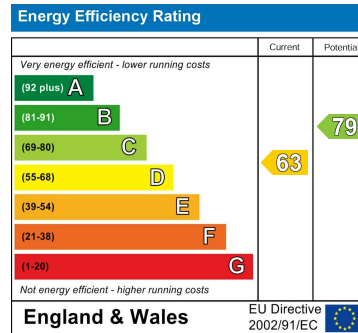
Bathroom
7'2" x 7'2" (2.2 x 2.2)
Tiled walls, shower cubicle, low level WC, pedestal wash basin, UPVC Double Glazed window, radiator

Bedroom 1
12'1" x 8'6" (3.7 x 2.6)
Fitted wardrobes, UPVC Double Glazed Window, Radiator

Bedroom 2
13'9" x 9'6" (4.2 x 2.9)
Fitted wardrobes, UPVC Double Glazed Window, Radiator

Bedroom 3
8'2" x 7'2" (2.5 x 2.2)
UPVC Double Glazed Window, Radiator

External
Front is a flagged driveway.
Rear is a sizeable garden laid to lawn with patio area, and shrubbery



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, costs and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The layout, system and appliances shown here are based on the information provided to us at the time of the valuation and no guarantee as to their operability or efficiency can be given. Made with MyHome 5/2020

