



27 Miller Avenue, Liverpool, Merseyside L23 7YA

Offers In Excess Of £299,950

Open Plan Living in the HEART of CROSBY?

This is an exceptional family home with Open Plan Living the main feature of the property. There is also off road parking and space for the addition of a downstairs WC.

This sought after location is just a short walk to the local amenities of bars, restaurants, health care facilities, and of course the very popular schools.

The property comprises a driveway, entrance hall, front reception/lounge, and an Open Plan kitchen diner to the rear of the ground floor. To the first floor there are 3 bedrooms, and a family bathroom.

The property benefits from Bi-Fold Doors opening out on to the West Facing garden ensuring evening sun.

Viewings are strictly by appointment via this office on 0151 924 6000.



Hallway

15'1" x 6'2" (4.6 x 1.89)

radiator, laminate floor, under stairs storage

Lounge

13'6" x 12'1" (4.12 x 3.7)

UPVC double glazed window, radiator, electric fire

Open Plan Kitchen/Diner/Family Room

23'1" x 12'1" (7.04 x 3.7)

UPVC double glazed window, velux windows x 2, bifold doors to rear garden, range of wall and base units, stainless steel sink with mixer tap, range with extractor fan, space for American style fridge freezer, breakfast bar, radiator, log burner, laminate floor.

First Floor

PVC double glazed window, Loft Hatch

Bedroom 1

13'10" 8'11" (4.23 2.72)

UPVC double glazed window, radiator, fitted wardrobes.

Bedroom 2

13'1" x 10'5" (4 x 3.19)

UPVC double glazed window, radiator.

Bedroom 3

8'10" x 7'2" (2.71 x 2.2)

UPVC double glazed window, radiator.

Family Bathroom


7'3" x 7'4" (2.22 x 2.25)

Low level WC, pedestal sink, bath with shower overhead, fully tiled walls and floor, UPVC double glazed window, ladder towel radiator.

Driveway

Garden

Patio area, laid to lawn.

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 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
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(81-91) B		
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