



## 1 Brookfield Avenue, Liverpool, Merseyside L23 3DN Offers In Excess Of £310,000

Would you like to live within a stone's throw of Crosby Village? Just round the corner from College Road shops and the train station?

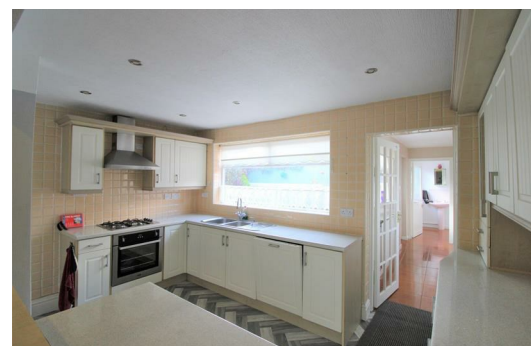
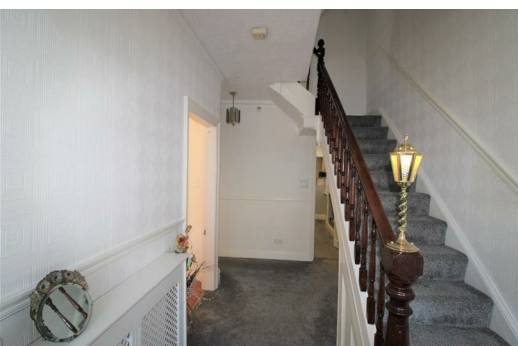
This 5 BED DETACHED property is an ideal family home, and given its locality to popular primary and secondary schools, will be an excellent buy.

This is an extended property with traditional features which have been tastefully retained, thus has significant potential.

On the ground floor is an entrance hallway, three reception rooms, kitchen, utility room, and downstairs shower room/WC.

To the first floor are 4 bedrooms, and a bathroom.

To the 2nd floor is a Master Bedroom with storage in the loft eaves.



## Porch

6'9" x 2'11" (2.06 x 0.9)

## Hallway

15'5" x 7'2" (4.7 x 2.2)

## Front Reception Room

15'1" x 12'5" (4.6 x 3.8)

## Rear Reception Room

16'4" x 14'4" (5 x 4.4)

## Kitchen

21'3" x 8'10" (6.5 x 2.7)

Range of wall and base units, one and half bowl stainless steel sink with mixer tap, oven with gas hob and extractor fan, tiled walls, UPVC double glazed window

## Utility Room

13'1" x 7'2" (4 x 2.2)

## Shower Room

## First Floor

### Bedroom 2

12'5" x 5'10" (3.8 x 1.8)

### Bedroom 3

15'8" x 14'1" (4.8 x 4.3)

### Bedroom 4

12'9" x 11'9" (3.9 x 3.6)

### Bedroom 5

7'2" x 6'2" (2.2 x 1.9)

## Second Floor

### Bedroom 1

20'4" x 13'9" (6.2 x 4.2)

## Bathroom

12'5" x 5'10" (3.8 x 1.8)

