



52 Courtenay Avenue, Liverpool, Merseyside L22 7RQ

Offers In Excess Of £240,000

BERKELEY SHAW are delighted to present for sale this simply stunning semi-detached house in Crosby. This 3 BED SEMI DETACHED property is an ideal family home, and given its locality to popular primary and secondary schools, will be an excellent buy.

The property has been renovated and modernized to an exceptional standard throughout whilst retaining some original features.

On the ground floor there is a vestibule hallway 3 Reception Rooms Extended Kitchen and shower room. To the first floor are 3 bedrooms and a family bathroom. There is an easily maintained entertaining space to the rear of the property.

Make an early viewing with us on 0151 924 6000



Vestibule

With original tiled floor, half glazed original door with stained glass side panels leading to hallway

Hall

Wooden flooring with original features including ceiling coving, radiator

Lounge

14'5" x 11'5" (4.4 x 3.5)

Double glazed Box bay window with lead light transoms to front, original fire surround with cast iron fire and inset tiling, radiator, solid wooden flooring open to rear reception room

Second Room

11'5" x 13'5" (3.5 x 4.1)

UPVC double glazed French doors leading onto courtyard, Original fire surround with cast iron fire with inset tiling, radiator and wooden flooring

Dining Room

12'5" x 10'9" (3.8 x 3.3)

UPVC double glazed window to side, tiled flooring, and radiator

Extended Kitchen

10'5" x 10'5" (3.2 x 3.2)

UPVC double glazed window to side, range of wall and base units with stainless steel single drainer sink with mixer tap, integrated dish washer, electric oven and gas hob with extractor fan above, integrated for fridge freezer, tiled walls and floor

Extended Ground floor bathroom

7'6" x 5'10" (2.3 x 1.8)

UPVC double glazed window to side, Low level WC, vanity sink unit with mono block tap, walk in shower, plumbed for washing machinetiled walls and floor

Landing

Access to all rooms via original doors, large storage cupboard

Master Bedroom

12'1" x 15'8" (3.7 x 4.8)

UPVC double glazed bay window to front and additional

window with lead light, cast iron fire with tiled inset, radiator and ceiling coving

Bedroom Two

13'1" x 10'5" (4 x 3.2)

UPVC double glazed window to front original cast iron fire, ceiling coving and wooden flooring

Bedroom Three

7'2" x 9'6" (2.2 x 2.9)

UPVC double glazed window to rear and radiator. ceiling coving and wooden flooring The boiler is wall mounted

Bathroom

7'6" x 6'2" (2.3 x 1.9)

UPVC double glazed window, paneled bath low level WC, pedestal wash hand basin part tiled walls

Outside

To the front of the property there is a walled garden and to the rear there is a walled easily maintained courtyard

