



## 27 Brentwood Avenue, Liverpool, L23 2UY

### Offers Over £440,000

If you are searching for a turn-key family home in the heart of Crosby, this could be the home for you!

Berkeley Shaw Real Estate is delighted to bring to the sales market this beautifully presented, four-bedroom semi-detached home situated on Brentwood Avenue L23. The property is in one of the most sought-after areas in the region given the abundance of amenities available. The area boasts superb schools covering all age ranges, making this a perfect buy for families. Crosby Village offers a range of shops, restaurants, cafes & bars. Crosby also benefits from a strong transport infrastructure via both road and rail adding to the desirability for commuters.

Accessed via a block paved driveway with a well-presented front garden, the accommodation briefly comprises; porch leading to impressive entrance hall with parquet flooring, bay fronted sitting room, to the rear of the home is a fantastic kitchen diner. This space is the heart of the home and is perfect for entertaining or dining as a family with a skylight, flooding the space with natural light and open aspect to the rear living room. This is a great space for cosy nights in front of the TV and is finished with a feature fireplace and 'French' style doors to the rear garden. Completing the ground floor layout is a utility room and separate WC. Rising to the first floor, the light and airy landing provides access to two double bedrooms, a single bedroom which is utilised as a dressing room and a modern four-piece bathroom. The upper floor offers a further double bedroom with en-suite shower room. Externally, the property has a garage and well-presented rear garden with laid to lawn, patio area and decked sitting area. Further benefits include double glazing and gas central heating.

Viewing is essential to appreciate the quality of this fantastic home!



## Porch

## Entrance hall

Parquet flooring, stairs to first floor, radiator & storage cupboard.

## Sitting room

Double glazed windows to bay, radiator, parquet flooring & gas fire.

## Kitchen diner

Range of wall & base units, double glazed windows, skylight, 'French' style UPVC doors to garden, tiled splash back, tiled floor, radiator, double glazed windows to bay, integrated dishwasher, ceramic Belfast sink & open aspect to living room.

## Living room

Solid wood floor, UPVC 'French' style doors to garden, radiator & gas fire.

## Utility room

Tiled floor, tiled splash back, double glazed window & storage cupboard.

## WC

Double glazed window, basin, WC, radiator, tiled floor & part tiled walls.

## Landing

Double glazed window & stairs to upper floor.

## Bedroom 1

Double glazed windows to bay & radiator.

## Bedroom 2

Double glazed window, laminate floor & radiator.

## Bedroom 3

Double glazed window, laminate floor & radiator.

## Bathroom

2 x double glazed windows, tiled walls, shower unit with electric shower, bath, basin, WC & towel radiator.

## Bedroom 4

Double glazed window & radiator.

## En-suite shower room

Double glazed window, WC, basin, tiled floor & shower unit with tiled walls & electric shower.

## Externally

Block paved driveway with access to garage space. Front garden with laid to lawn & mature borders. Rear garden with patio area, decked area, laid to lawn and mature borders.

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quality or efficiency can be given. Made with HomePlan CS24



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