



## 5 Morningside Avenue, Merseyside L23 0SA

£310,000

Welcome to Morningside Avenue, situated in the heart of Crosby!

This charming three-bedroom semi-detached house is a gem waiting to be discovered. Situated in a fantastic location, this property offers easy access to a variety of amenities, from shops to restaurants, ensuring convenience at your doorstep.

Ideal for families, this home is surrounded by superb local schools, providing a nurturing environment for children to thrive. The excellent transport links further enhance the appeal of this property, making it a perfect choice for commuters looking for convenience and accessibility.

Set out across two floors, the accommodation briefly comprises; porch, inviting entrance hall, bay fronted living room, dining room with double doors out to the rear conservatory. Completing the layout is a modern fitted kitchen with a range of integrated appliances and access to the utility room. Rising to the first floor, the bright and airy landing gives access to three well-proportioned bedrooms, a modern shower room & separate WC.

Externally, the property offers a walled front garden and paved rear garden, perfect for taking in the summer sunshine! Further benefits include gas central heating and double glazing.

Don't miss the opportunity to make this house your home. With its prime location and family-friendly features, this semi-detached property is sure to capture your heart. Book a viewing today and envision the endless possibilities that await you at Morningside Avenue!



## Porch

## Entrance hall

Laminate floor, lead lined single glazed windows, radiator & stairs to upper floor.

## Living room

Picture rail, double glazed windows, radiator, laminate floor & gas fire.

## Dining room

Laminate floor, radiator, picture rail, gas fire & UPVC doors to conservatory.

## Conservatory

UPVC doors, double glazed windows & tiled floor.

## Kitchen

Range of wall & base units, stainless steel sink with drainer, induction hob, 2 x electric oven, double glazed window, integrated dishwasher, extractor hood, spotlights & dishwasher.

## Utility room

Range of wall & base units, double glazed windows, 2 x UPVC doors & tiled floor.

## Landing

Double glazed window & loft access.

## Bedroom 1

Double glazed windows to bay, fitted wardrobes, dressing table, radiator & picture rail.

## Bedroom 2

Laminate floor, double glazed window, radiator & picture rail.

## Bedroom 3

Double glazed window & radiator.

## WC

WC & double glazed window.

## Shower room

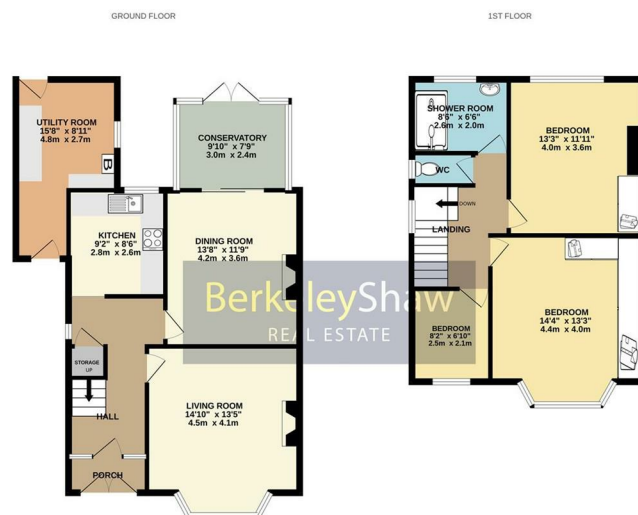
Walk in shower, double glazed window, tiled floor, tiled walls, basin, towel radiator & spotlights.

## Externally

Paved front garden & rear paved garden with sitting areas.

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



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other parts are approximate and no responsibility is taken for any errors or omissions in the information. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown here have not been tested and no guarantee can be given for their operation or efficiency in the future. Made with Metaphor 02024



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