



**BerkeleyShaw**

## 21 Nazeby Avenue, Liverpool, L23 0SN

**£230,000**

Welcome to Nazeby Avenue, Crosby - a charming three-bedroom semi-detached home with great potential! This property boasts two reception rooms, ideal for entertaining guests or simply relaxing with your loved ones. The property further boasts off street parking & a detached garage offering fantastic potential for further conversion.

Situated in an excellent location with good local schools nearby, this home is perfect for families looking to settle in a welcoming community. The property's semi-detached structure offers a sense of privacy and tranquillity, making it a peaceful retreat from the hustle and bustle of everyday life.

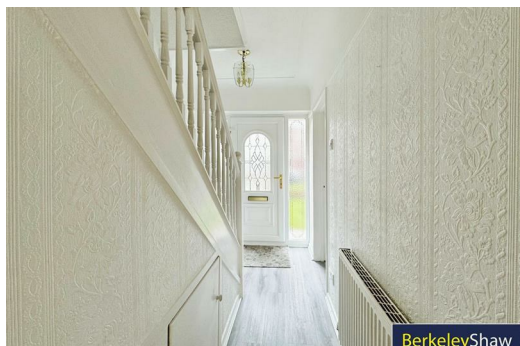
Although this home is in need of some modernisation, it presents a fantastic opportunity for you to unleash your creativity and design the home of your dreams.

With no onward chain, the process of making this property your own is made even smoother. The property further benefits from double glazing and gas central heating.

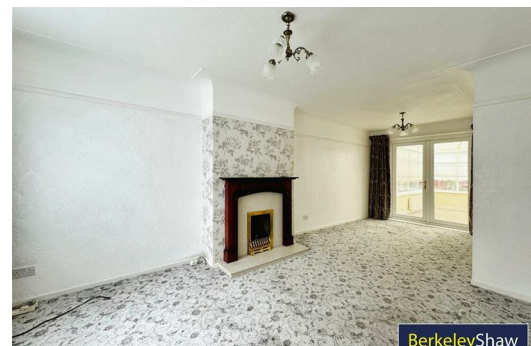
Get in touch straight away to arrange a viewing and make this property with fantastic potential your home!



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## Entrance hall

Stairs to first floor, UPVC door, double glazed windows, radiator & laminate floor

## Living/dining room

Double glazed windows to bay, UPVC 'French' style doors to conservatory, gas fire & 2 x radiators.

## Kitchen

Range of wall & base units, double glazed window, stainless steel sink with drainer, tiled floor, tiled back splash & access to understairs storage which houses the boiler.

## Conservatory

Tiled floor, UPVC double glazed windows, radiator & UPVC 'French' style doors.

## Landing

## Bedroom 1

Double glazed windows to bay & radiator.

## Bedroom 2

Double glazed window, radiator & storage cupboard.

## Bedroom 3

Double glazed window & radiator.

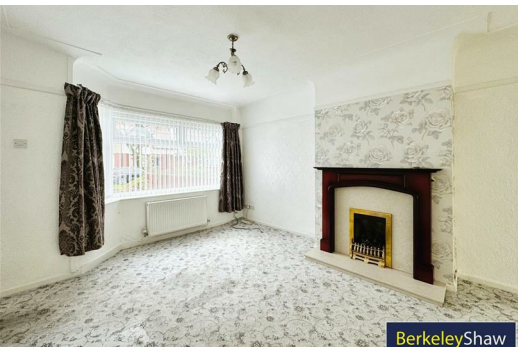
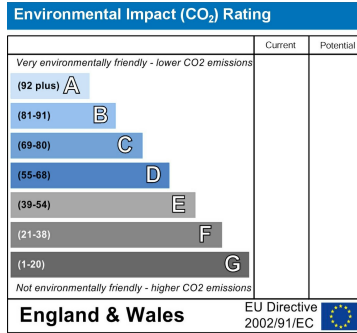
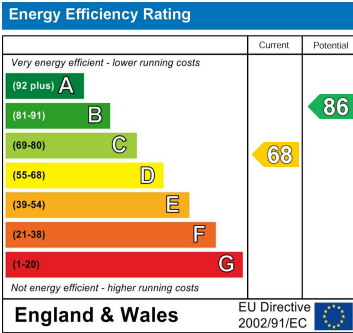
## Bathroom

WC, basin, bath with shower attachment, double glazed window & part tiled walls.

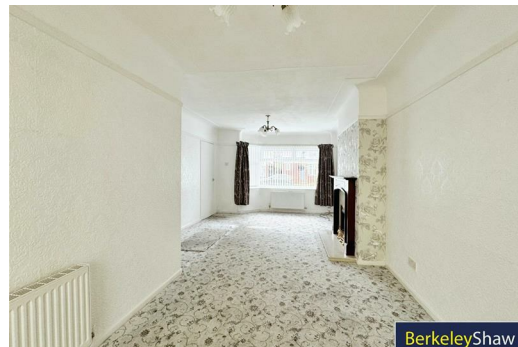
## Externally



Whilst every attempt has been made to ensure the accuracy of the foregoing contained here, measurements of floor, window, door 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 a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is to be given regarding their efficiency or life span.  
Made with Floorplan 100001



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Berkeley Shaw Estate Agents Limited.  
Company No. 0784754

Berkeley Shaw Real Estate Limited.  
Company No. 05206927

