



## 13 Whitham Avenue, Liverpool, L23 0RD

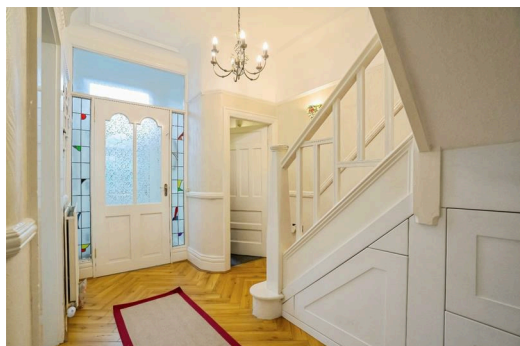
Asking Price £425,000

This impressive and generously extended six-bedroom semi-detached family home offers a wonderful balance of period character and practical modern living, set in a highly sought-after location close to excellent Crosby schools, local shops and amenities, all within easy walking distance.

From the moment you step inside, the sense of space is clear, with high ceilings, original features and a striking staircase that immediately sets the tone. The front reception room enjoys a large bay window that floods the space with natural light and is centred around a charming log-burning stove, creating a warm and welcoming atmosphere. To the rear, the dining room is ideal for family gatherings and entertaining, featuring large patio doors that open directly onto the garden. This is next to the dual aspect kitchen which is well-equipped and full of character, with a range cooker, integrated appliances including fridge, freezer and dishwasher, offering both practicality and a pleasing nod to the home's heritage.

The first floor provides excellent accommodation with three double bedrooms, a single bedroom and a well-appointed family bathroom. Rising to the second floor, the dormer extension has been thoughtfully designed, with a staircase that feels entirely in keeping with the rest of the house. This level offers two further double bedrooms and a shower room, making it ideal for older children, guests or home working.

Externally, the rear garden is a real highlight, offering a large family-friendly space with grass lawn, complemented by a patio area perfect for outdoor dining. Brick-built storage provides useful additional space. Overall, this is a substantial and characterful home in a prime Crosby location, perfectly suited to growing families.



# Hall

## Front Room

16'0" x 14'4" (4.90 x 4.39)

## Cloakroom

## Dining Room

13'2" x 12'2" (4.03 x 3.72)

## Kitchen

10'2" x 16'10" (3.12 x 5.14)

## Landing

## Bedroom 1

15'7" x 13'9" (4.75 x 4.21)

## Bedroom 2

13'4" x 12'5" (4.07 x 3.81)

## Bedroom 3

12'5" x 10'2" (3.81 x 3.11)

## Bedroom 4

12'8" x 11'9" (3.88 x 3.60)

## Bathroom - 1st Floor

6'1" x 8'4" (1.87 x 2.55)

## Bedroom 5

14'1" x 9'8" (4.30 x 2.97)

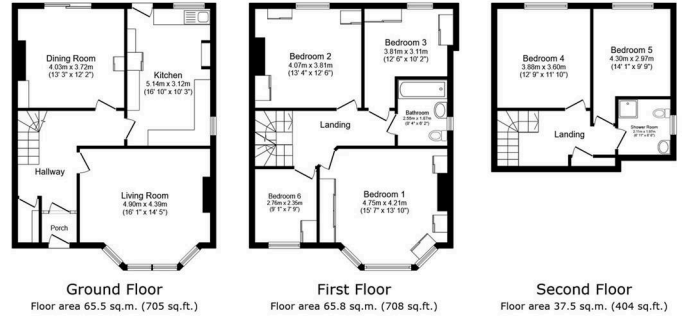
## Bedroom 6

9'0" x 7'8" (2.76 x 2.35)

## Shower Room - 2nd Floor

6'11" x 6'5" (2.11 x 1.97)

## 2nd Floor Landing



Total floor area: 168.8 sq.m. (1,817 sq.ft.)  
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor area (including any total floor area), openings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.ie

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
62	
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	G
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
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Not environmentally friendly - higher CO <sub>2</sub> emissions	
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Berkeley Shaw Estate Agents Limited.  
 Company No. 0784754

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 Company No. 05206927

