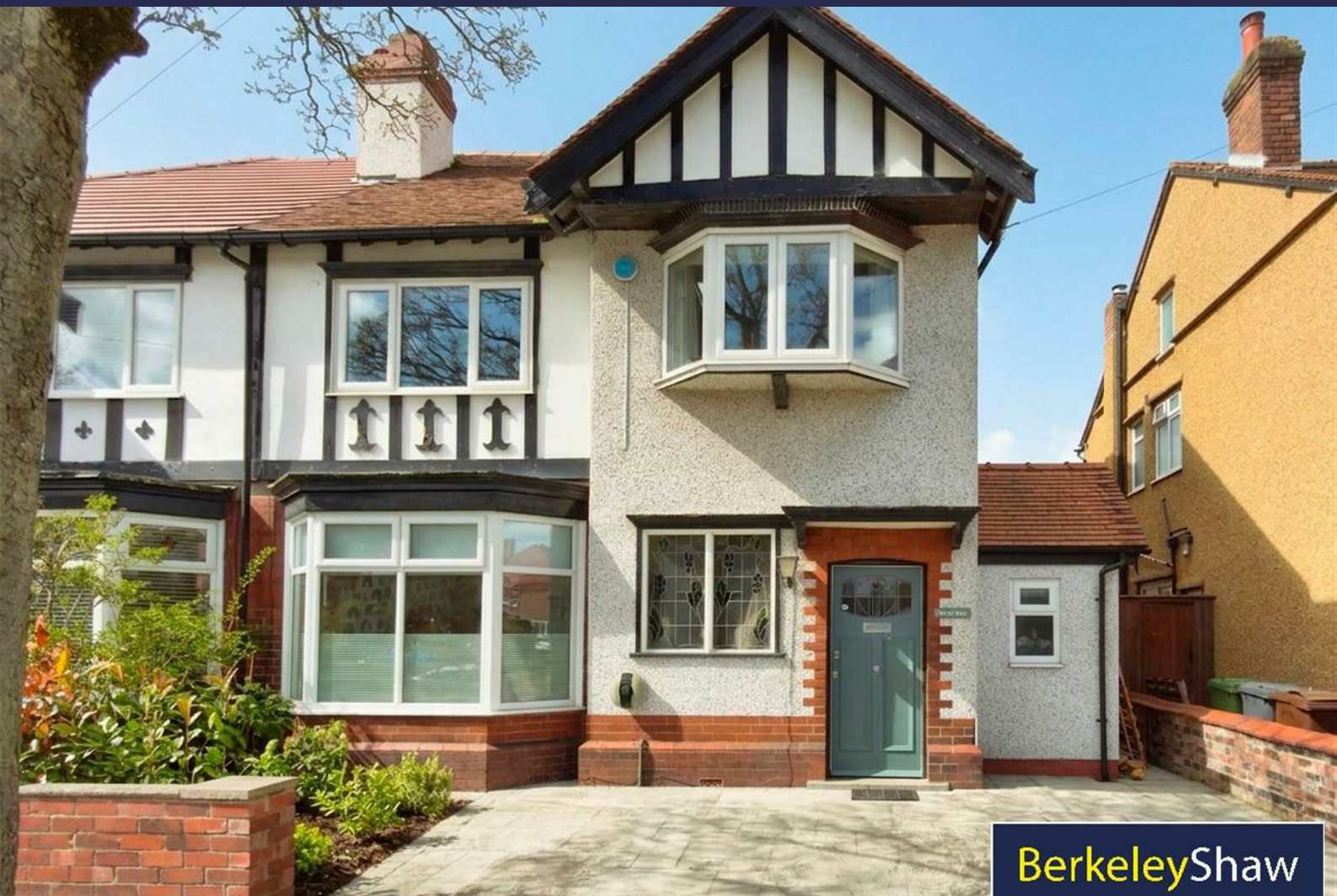




## 31 Woodville Avenue, Liverpool, L23 3BX

### Offers Over £450,000

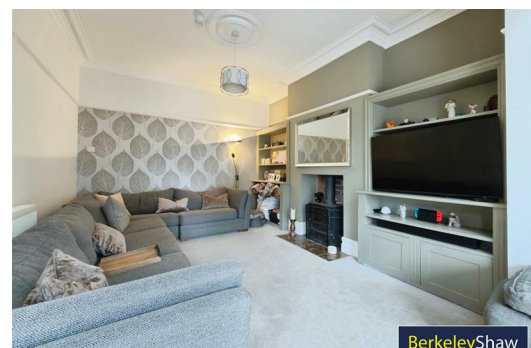
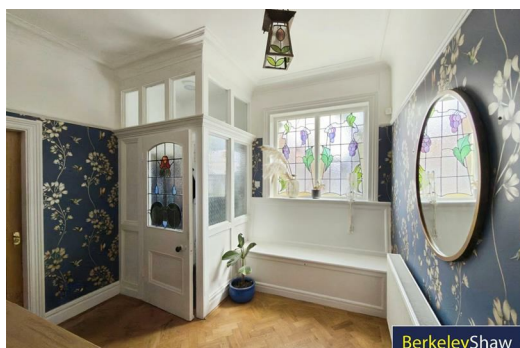
**\*\*STUNNING EXTENDED FAMILY HOME – CHARACTER FEATURES – OPEN PLAN LIVING – FOUR DOUBLE BEDROOMS – COASTAL LOCATION\*\***

This beautifully presented and substantially extended three-storey semi-detached home offers an exceptional blend of character charm and modern family living, ideally positioned in a sought-after coastal area of Crosby.

The property boasts four generous double bedrooms, including an impressive top-floor master suite complete with a stylish ensuite shower room. A brand new, contemporary family bathroom serves the remaining bedrooms, while a unique first-floor utility room provides a dedicated space for washing and ironing.

At the heart of the home is a stunning open plan kitchen, living and dining area, thoughtfully designed to create a bright and sociable space perfect for both everyday living and entertaining. This is complemented by a separate front lounge featuring a cosy log burner, adding warmth and character.

Externally, the landscaped rear garden has been designed for relaxation and enjoyment, with a charming pergola seating area ideal for outdoor dining and entertaining. To the front, the property benefits from off-road parking for two vehicles, along with the added convenience of an EV charging point.



Living Room  
20'11" x 11'9" (6.40 x 3.60)

Sitting Room  
15'5" x 11'9" (4.70 x 3.60)

Kitchen/Dining Room  
16'8" x 15'8" (5.10 x 4.80)

Hall

Porch

Downstairs WC

Bedroom 1  
14'1" x 11'9" (4.30 x 3.60)

Bedroom 2  
12'9" x 11'9" (3.90 x 3.60)

Bedroom 3  
11'9" x 10'9" (3.60 x 3.30)

Bathroom

Laundry/Utility  
10'9" x 9'2" (3.30 x 2.80)

Bedroom 4 (2nd Floor)  
17'8" x 14'1" (5.40 x 4.30)

Shower Room (2nd Floor)

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



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