



6 Abbotsford Gardens, Liverpool, L23 3AP

Offers Over £350,000

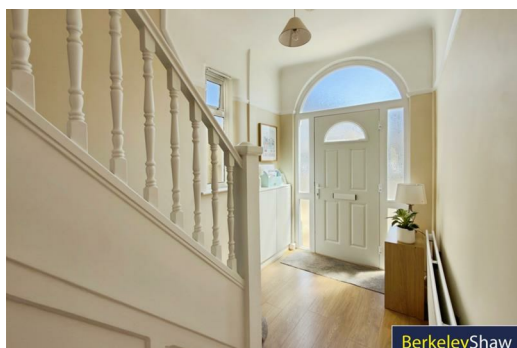
A Beautifully Maintained Four-Bedroom Semi-Detached Family Home in the Heart of Central Crosby

Situated on a quiet and highly sought-after residential close in the heart of Central Crosby, this beautifully maintained four-bedroom semi-detached home offers spacious and versatile accommodation, perfectly suited to modern family living.

The property has been thoughtfully enhanced with a dormer loft conversion, creating a generous principal fourth bedroom complete with a en-suite shower room. The home has been exceptionally well cared for throughout and benefits from a recently installed Worcester combi boiler (2024), providing peace of mind for prospective buyers.

The ground floor features two welcoming reception rooms. To the front, the elegant living room is flooded with natural light through a large bay window and is centred around an attractive feature fireplace, creating a warm and inviting space. To the rear, the second reception room enjoys lovely views over the garden, with patio doors opening directly onto the outdoor entertaining area. The modern kitchen is well-equipped with integrated fridge, freezer and dishwasher.

Externally, the property boasts a delightful rear garden with a well-maintained lawn, paved patio, and useful brick-built storage rooms. There is excellent potential to further extend the property (subject to the necessary



Hall

Dining Room
14'7" x 14'4" (4.45 x 4.37)

Lounge
13'2" x 12'3" (4.03 x 3.75)

Kitchen
8'2" x 7'6" (2.50 x 2.31)

Bedroom 1
14'7" x 14'4" (4.45 x 4.37)

Bedroom 2
13'2" x 14'4" (4.03 x 4.37)

Bedroom 3
7'7" x 6'5" (2.33 x 1.96)

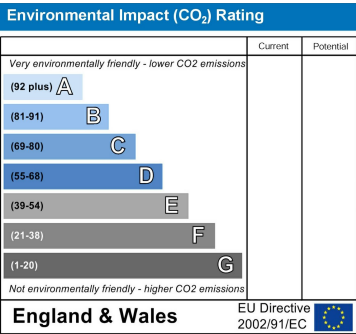
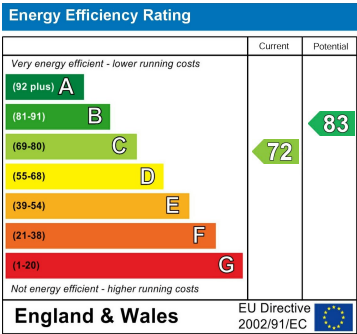
Bathroom
8'2" x 7'6" (2.51 x 2.30)

Bedroom 4 - 2nd Floor
21'1" x 16'7" (6.43 x 5.07)

Shower Room - 2nd Floor
7'6" x 6'9" (2.30 x 2.07)



While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Hague and Hargrave (2006)



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