



BerkeleyShaw

5 Park Avenue, Liverpool, L23 2SP

Asking Price £650,000

A Rare Opportunity – Spacious Five Bedroom Character Home in a Prime Crosby Location with large gardens, garage and driveway parking.

Occupying a SUBSTANTIAL PLOT on one of Crosby's most sought-after residential roads, this impressive five-bedroom semi-detached character home offers over 2,300 sq ft of versatile accommodation and is available with NO ONWARD CHAIN

Perfectly positioned within walking distance of CROSBY VILLAGE, the property enjoys easy access to an excellent selection of local amenities, transport links and falls within the catchment area for some of the area's most highly regarded SCHOOLS, making it an ideal choice for growing families.

Brimming with charm and original character features, the property has been thoughtfully extended over the years to create exceptionally spacious living accommodation, whilst still offering tremendous scope for a purchaser to personalise and further enhance to their own taste.

The heart of the home is the recently upgraded contemporary kitchen, complemented by a Worcester combi boiler installed approximately five years ago, providing modern convenience alongside the property's period appeal.



BerkeleyShaw



BerkeleyShaw



BerkeleyShaw

Storm Porch

Hall

Lounge

15'10" x 14'0" (4.84 x 4.28)

Family Room

11'11" x 11'0" (3.64 x 3.37)

Living Room

19'4" x 11'0" (5.90 x 3.37)

Utility Room

Dining Room

16'11" x 13'3" (5.16 x 4.06)

Kitchen

15'3" x 11'11" (4.66 x 3.64)

Bedroom 1 with shower & sink

13'11" x 13'3" (4.26 x 4.06)

Bedroom 2

14'0" x 13'3" (4.28 x 4.06)

Bedroom 3

11'11" x 11'0" (3.64 x 3.37)

Bedroom 4

10'3" x 9'10" (3.13 x 3.02)

Bedroom 5

11'11" x 9'8" (3.64 x 2.97)

Family Bathroom

8'9" x 6'6" (2.68 x 1.99)

Downstairs WC



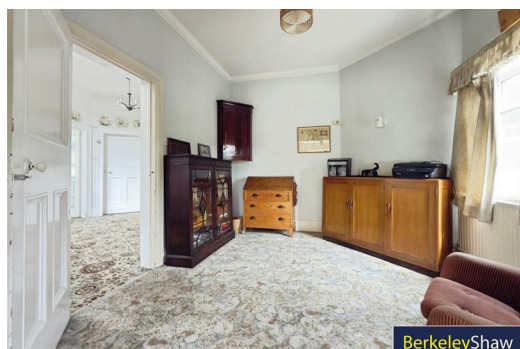
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, sections, fixtures and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The architect, surveyor and valuer have not been asked and do not guarantee as to their suitability or otherwise can be given. Made with Metaphor CAD.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		73	77
England & Wales		EU Directive 2002/91/EC	

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



BerkeleyShaw



BerkeleyShaw



BerkeleyShaw



Berkeley Shaw Estate Agents Limited.
Company No. 0784754

Berkeley Shaw Real Estate Limited.
Company No. 05206927

