



35 Enfield Avenue, Liverpool, Merseyside L23 0SY

Asking price £229,950

Standing proudly on Enfield Avenue in the highly desirable and established suburb, Crosby, is this well presented semi detached family residence, welcomed to the sales market courtesy of appointed agents, Bluerow Homes.

A wonderful property which enjoys good proportions and tasteful design throughout, this will certainly provide a fabulous future home for an incredibly lucky family.

In brief, the property comprises; an entrance hallway, a bay fronted family lounge, a rear reception room with access to the garden and rear aspect dining kitchen. The tour of the home continues to impress as you ascend to the first floor, where you will find three bedrooms and a shower room. Externally, to the front there is a block paved driveway where off road parking is provided, whilst to the rear elevation, there is a good size rear garden providing low maintenance areas of hard landscape and artificial grass, a garden which offers the ultimate outdoor recreational space for the household to enjoy.

The property also boasts in 2016 a brand new roof and a complete rewire.

Please contact us on 01517099638 or 07779274710 to arrange your viewing.

- Wonderful Three Bedroom Semi Detached Property
- Dining Kitchen
- Close to Schools
- Driveway Providing Off Road Parking
- Well Presented
- Sought After Location
- Two Reception Rooms
- Gas Fired Central Heating

Location

Just a Short 5 minute stroll to Crosby Village which offers a range of amenities in close proximity such as shops, supermarkets and excellent transport links. A 6 minute drive will have you arrive at Crosby Beach. The property is within an excellent school catchment area which has a number of top quality schools.

Vestibule Entrance

UPVC double glazed door, with step up to:

Entrance Hallway

Wood framed door and inset single glazed windows. Wood laminate flooring. Gas fired central heating radiator. Secondary glazed window to side aspect. Doors to all ground floor rooms. Stairs to upper floor.



Rear Reception

39'4"29'6" x 32'9"29'6" (12'09" x 10'09")

UPVC double glazed sliding door leading to rear garden. Wood laminate flooring. Gas fired living flame fire with marble surround and hearth. Gas fired central heating radiator. Suspended ceiling lighting.



Dining Kitchen

59'0" x 26'2"36'1" max (18' x 8'11" max)

UPVC double glazed windows to rear and side aspect. UPVC double glazed door providing access to outdoor. A range of wall, base and drawer unit with contrasting work surfaces. Ceramic 1 and 1/2 bowl sink with mixer tap. Integrated oven, hob and extractor hood, space for fridge freezer, plumbing for washing machine. Under stairs pantry. Down Lights and Tiled splash back.



Front Reception One

42'7"16'4" into bay x 36'1"26'2" into alcove (13'05" into bay x 11'08" into alcove)

UPVC splay bay window with front aspect. Wood laminate flooring. Gas fired central heating radiator. Feature fire and surround. Suspended ceiling lighting.

Landing

Carpet stairs leading to first floor landing. Landing with UPVC frosted secondary glazed window. Storage cupboard. Loft access.

Bedroom One

45'11"9'10" into bay x 26'2"9'10" front of dro (14'3" into bay x 8'3" front of dробes)

UPVC double glazed splay bay to front aspect. Gas fired central heating radiator. Suspended ceiling light. Fitted wardrobes with sliding doors spanning one wall and dressing table and mirror fitted to opposing wall.



Bedroom Two

39'4" x 16'4" x 32'9" to back of drobes (12'5 x 10'4" to back of drobes)

UPVC double glazed window to rear aspect. Gas fired central heating radiator. Suspended ceiling light. Two fitted, double wardrobes and overhead storage cupboards.. Carpet flooring.



Bedroom Three

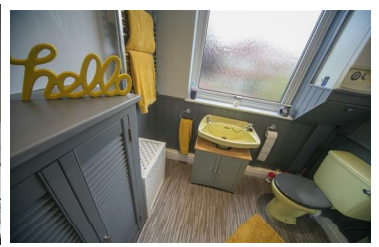
22'11" x 26'2" x 22'11" (7'08 x 7'01)

UPVC double glazed window to front aspect. Gas fired central heating radiator. Suspended ceiling light. Fitted wardrobe and overhead storage cupboards.



Shower Room

Three piece suite comprising: corner glazed shower cubicle with fitted shower. Low level W.C., pedestal wash hand basin. UPVC double glazed frosted window. Chrome heated towel rail. Combo boiler. Storage cupboard. Down Lighters.



Front Garden.

Behind wrought iron gates you will find a block paved driveway and entrance providing off road parking.

Rear Garden

A good size garden benefitting from flagged patio area's and artificial grass. Access to the front of the house can be made via a gated side gate.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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