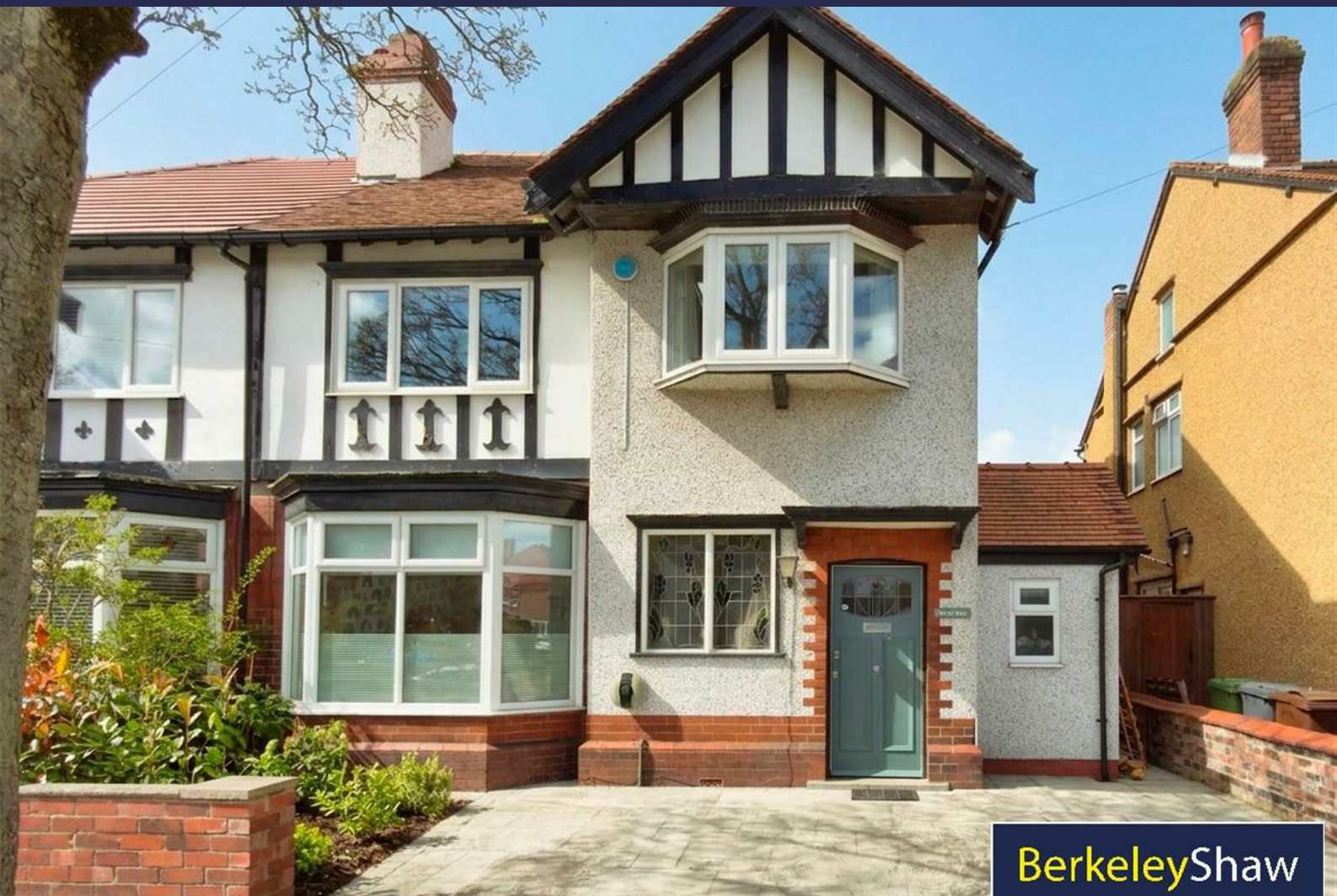




31 Woodville Avenue, Liverpool, L23 3BX

Offers Over £450,000

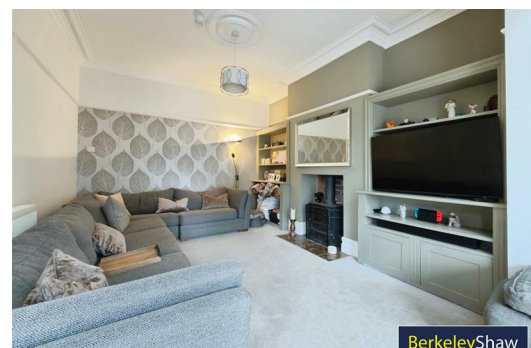
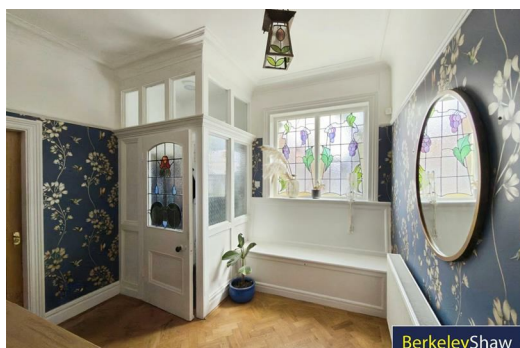
****STUNNING EXTENDED FAMILY HOME – CHARACTER FEATURES – OPEN PLAN LIVING – FOUR DOUBLE BEDROOMS – COASTAL LOCATION****

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 ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Berkeley Shaw Estate Agents Limited.
Company No. 0784754

Berkeley Shaw Real Estate Limited.
Company No. 05206927

