



## 1 Manor Avenue

Liverpool, L23 7YB

**£375,000**



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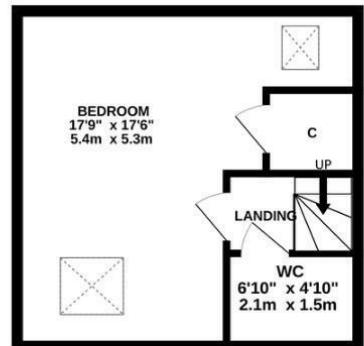
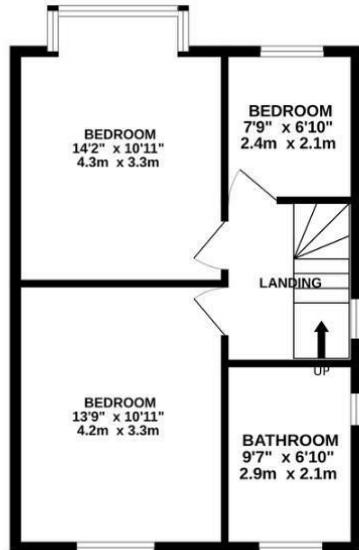
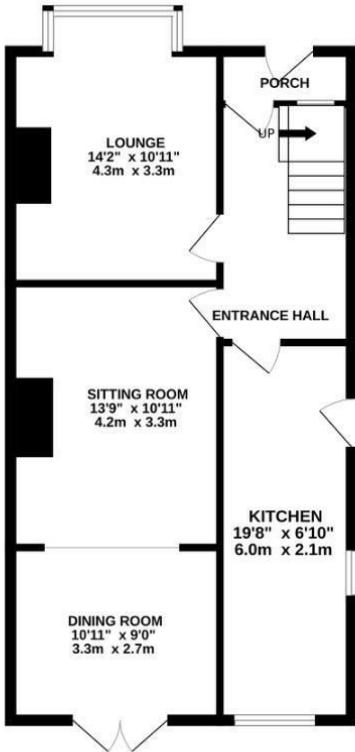
**£375,000**



GROUND FLOOR  
617 sq.ft. (57.3 sq.m.) approx.

1ST FLOOR  
473 sq.ft. (43.9 sq.m.) approx.

2ND FLOOR  
310 sq.ft. (28.8 sq.m.) approx.



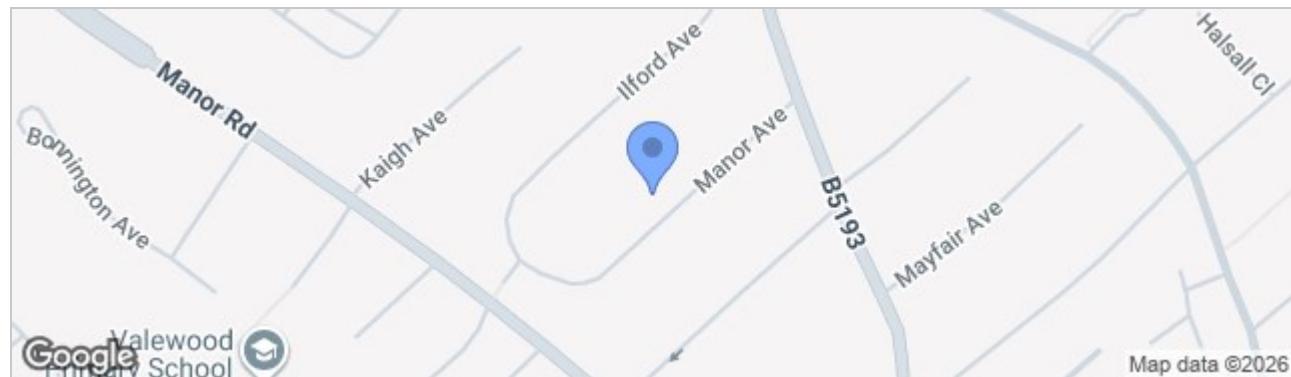
TOTAL FLOOR AREA: 1400 sq.ft. (130.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Tel: 01519093003



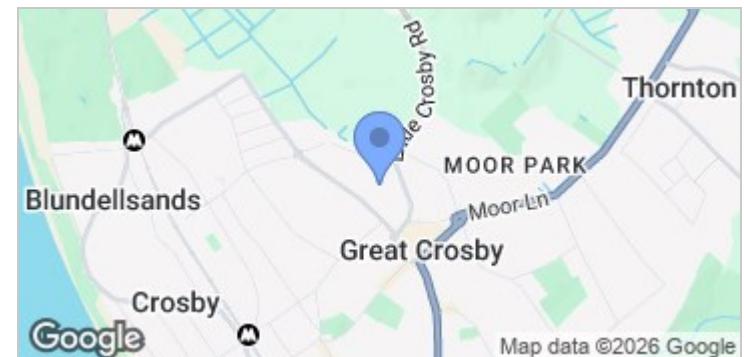
## Road Map



## Hybrid Map



## Terrain Map



- **A SUPERB FOUR BEDROOM SEMI DETACHED HOUSE**
- **NO VENDOR CHAIN DELAY!**
- **OFF ROAD PARKING**
- **GARDENS TO THE FRONT & REAR**
- **CLOSE TO CROSBY VILLAGE & AMENITIES**
- **TENURE FREEHOLD - COUNCIL TAX BAND C**
- **TWO RECEPTION ROOMS**
- **IDEAL FAMILY HOME OVER THREE FLOORS**

## Viewing

Please contact our Crosby Office on 01519093003 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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## Energy Efficiency Graph

