



# 33 Cranmore Avenue

, Liverpool, L23 0QD

**£290,000**

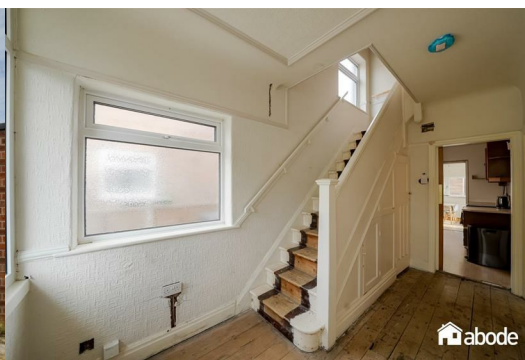


Located on the charming Cranmore Avenue in Liverpool, this semi-detached house presents an excellent opportunity for those looking to make their mark on a property. With no chain involved, this three-bedroom home is ready for you to add your own personal touch. This property has recently benefited from a new boiler, rewiring, and a modern bathroom, making it a sound investment for those looking to enhance its value further.

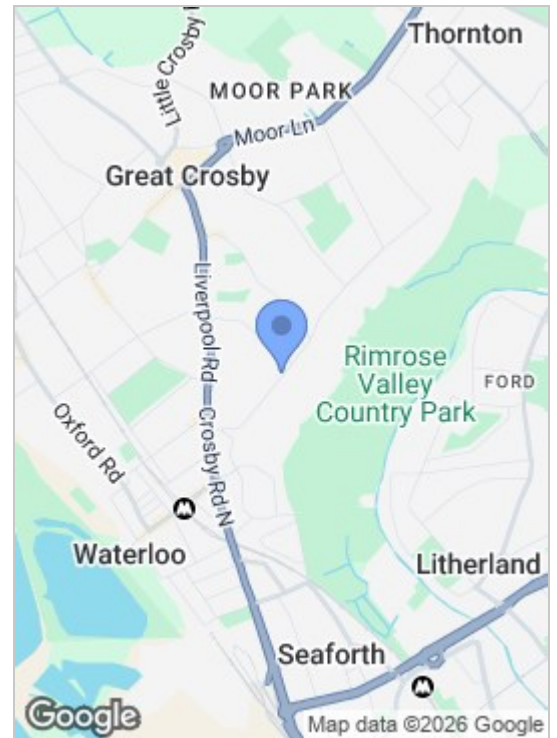
Upon entering, you will find two spacious reception rooms. The kitchen leads to an extended area currently utilised as a dining room. The ground floor layout is both practical and inviting, but also giving you the chance to grow as a family with the property.

As you ascend to the first floor, you will discover three bedrooms, each offering ample space. The highlight of this floor is undoubtedly the stunning new bathroom, featuring a luxurious walk-in shower and a free-standing bath, creating a serene retreat for your daily routines.

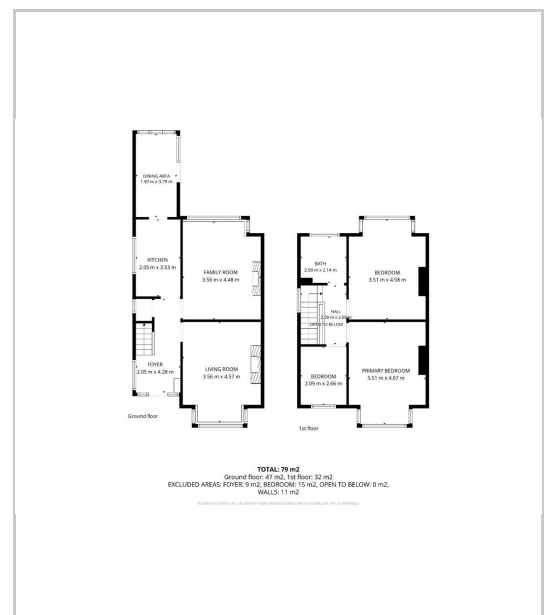
Externally, the property boasts off-road parking at the front. The rear garden is easy to maintain, allowing you to enjoy outdoor space without the hassle of extensive upkeep. Additionally, there is a garage attached to an



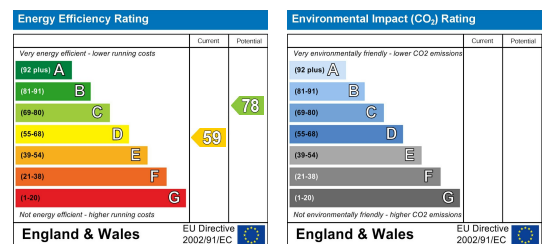
## Area Map



## Floor Plans



## Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

82 Coronation Road, Crosby, Liverpool L23 5RH

6 Allerton Road, Mossley Hill, Liverpool, L18 1LN

2 Chapel Lane, Formby, Liverpool, L37 4DU

Tel: 0151 909 3003

Email: crosby@abode.group.co.uk

Web: www.abode-group.co.uk

Tel: 0151 601 3003

Email: allerton@abode-group.co.uk

Web: www.abode-group.co.uk

Tel: 01704 827 402

Email: formby@abode-group.co.uk

Web: www.abode-group.co.uk