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## 22 Craigside Avenue, Liverpool, L12 7JL

**Offers around £150,000**

Alpha-Move are delighted to offer this super two bedroom mid-terrace property on Craigside Ave L12, close to schools, major bus routes and within walking distance of local shops, bars and restaurants of West Derby Village. The layout starts with a small hallway, front living room, newly fitted modern kitchen and bathroom on the ground floor. The first floor has a front facing double bedroom, smaller rear bedroom and wc. Externally, there is a small rear garden and patio area with large timber storage shed. The property is centrally heated, double glazed and modernised throughout and would make an ideal choice for first time buyers, young families and investors. Offered with no chain. Early viewing essential.



# 22 Craigside Avenue, Liverpool, L12 7JL

## Hallway

4'4" x 3'1" (1.33 x 0.95)

UPVC Door to front aspect.



## Reception Room

15'4" x 12'8" (4.68 x 3.87)

UPVC Bay window to front aspect. Radiator. Electric fire and surround.

## Kitchen

8'4" x 7'4" (2.56 x 2.25)

Range of wall and base units. Oven, hob and extractor. UPVC Door and window to rear aspect.

## Bathroom

8'1" x 4'5" (2.48 x 1.35)

WC, sink and bath with shower over. UPVC Window to rear aspect. Radiator.



## Bedroom One

13'7" x 12'5" (4.16 x 3.79)

UPVC Window to front aspect. Radiator.

## Bedroom Two

9'1" x 8'2" (2.78 x 2.51)

UPVC Window to rear aspect. Radiator. Combi boiler.

## WC

6'0" x 3'1" (1.84 x 0.95)

WC and sink.

