



- Four bedroom semi detached house
  - Two bathrooms
  - Two reception rooms
- Original feature fireplace
- Rear garden
- Driveway





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		67
(39-54) <b>E</b>	44	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		56
(39-54) <b>E</b>		
(21-38) <b>F</b>	36	
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales EU Directive 2002/91/EC		

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Four bedroom semi detached house situated in the heart of Crosby, L23 with excellent local amenities, transport links and access links to Liverpool City Centre. Brentwood Avenue is located in a highly sought after area. This property benefits from having 2 bathrooms, 2 reception rooms and original feature fireplace.

Accommodation Comprises of;

Entrance Hall - 17'5 x 7'3

Lounge - 16'1 x 12'3 - Amtico flooring

Kitchen with island - integrated fridge/freezer, dishwasher and dryer. Wine cooler, integrated oven, microwave and hot tap - 15'5 x 14'9

Dining area - with original feature fireplace - 20'3 x 15'2

Ground floor bathroom with walk in shower - 10'1 x 7'3

First Floor:

Bedroom One - 14'8 x 10'6

Bedroom Two - 15'9 x 10'6

Bedroom Three - 14'6 x 7'8

Bedroom Four - 10'8 x 7'0

Bathroom - 8'3 x 7'8 - with freestanding bath and walk in shower

Exterior:

Rear garden

To view call Logic

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.