



## 148 Liverpool Road, Liverpool, Merseyside L23 5TH

£245,000

Need a place where you can make a home near to Crosby Village?

In the heart of a community which has Top Ranked Schools and is near to the Seafront, Golf Clubs and within easy commute to Liverpool and the Motorway networks?

BERKELEY SHAW are pleased to present this DELIGHTFUL and SPACIOUS FOUR bedroom SEMI DETACHED property in the heart of CROSBY conveniently located within short walking distance of CROSBY VILLAGE and the local PRIMARY and SECONDARY SCHOOLS.

This well proportioned accommodation, which benefits from central heating, new boiler was installed in Dec 2015, double glazing, comprises of hall, two reception rooms, and kitchen/diner to the ground floor. To the first floor there are four bedrooms, and a family bathroom..

The rear has a patio with BBQ area, and access to garage. The front has a driveway with parking for two vehicles and there is also a lawn.

Please contact us to arrange an early viewing.



## Porch

Open Porch with tiled floor

## Hall

15'1" x 6'10" (4.6 x 2.1)

Original wood front door, UPVC double glazed window to front, radiator, wood stripped floor, meter cupboards and under stairs storage

## Front Lounge

14'5" x 13'1" (4.4 x 4.0)

UPVC double glazed Bow bay window to front, radiator, cast iron fire surround with marble hearth, and picture rail

## Dining Room

14'5" x 11'1" (4.4 x 3.4)

UPVC double glazed windows and French door leading out onto the rear garden, 2 radiators, feature fire surround and hearth and wood stripped flooring

## Kitchen

16'0" x 8'10" (4.9 x 2.7)

UPVC double glazed window to rear, radiator, range of wall and base units with gas hob and electric oven with extractor fan above, stainless steel 1 1/2 bowl sink, integrated dish washer, plumbed for washing machine and laminate flooring. Side door to garden

## Landing

Built in corner storage unit and access to loft

## Bedroom 1

14'5" x 13'1" (4.4 x 4.0)

UPVC double glazed Bow bay window to front, radiator and picture rail

## Bedroom 2

12'5" x 11'1" (3.8 x 3.4)

UPVC double glazed window to rear and picture rail

## Bedroom 3

8'10" x 8'2" (2.7 x 2.5)

UPVC double glazed window to rear, radiator and picture rail

## Bedroom 4

9'10" x 6'10" (3.0 x 2.1)

UPVC double glazed window to front, radiator, currently set up as a study with fitted shelving and built in desk

## Family Bathroom

7'10" x 6'2" (2.4 x 1.9)

UPVC double glazed frosted windows, paneled bath with shower over, low level WC, pedestal wash hand basin with mono block tap, ladder towel radiator, extractor fan, mirrored wall mounted cupboard, tiled walls and floor

## Garage

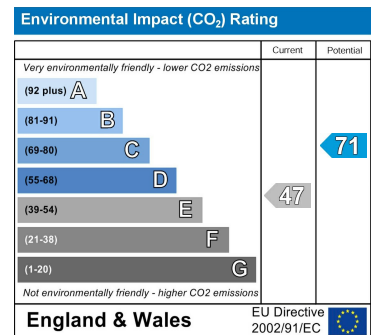
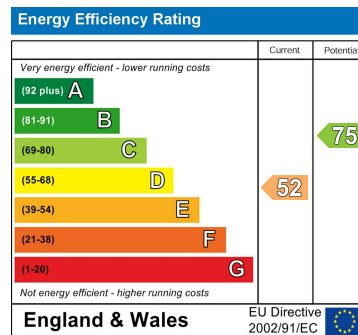
Single garage with up and over door, light and power

## Front Garden

Garden laid to lawn, borders with shrubs and trees. Drive providing off road parking for 2 cars, double wooden gates leading to garage,

## Rear Garden

Patio area, covered BBQ area and brick built storage, borders with a variety of shrubs and trees



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