



## 1 Fairways, Liverpool, Merseyside L23 7YD

£325,000

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

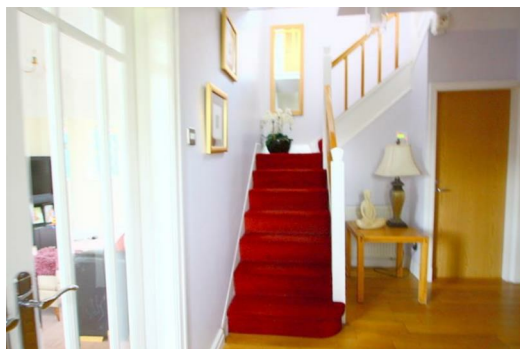
In the heart of a community which has Top Ranked Schools and is near to the Seafront, Golf Clubs and within easy commute to Liverpool and the Motorway networks?

BERKELEY SHAW are pleased to present this DELIGHTFUL and SPACIOUS FOUR bedroom 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 and 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..

To the front there is a gravel driveway, trees and shrubs and to the rear there is a lawn, trees and shrubs and patio areas, one of which is decked.

Please contact us to arrange an early viewing.



## Hall

8'6" x 12'9" (2.6 x 3.9)

wooden floor, meter cupboards

## Lounge

20'0" x 11'9" (6.1 x 3.6)

UPVC double glazed bay window to front, UPVC double glazed window to side, UPVC double glazed patio doors leading to rear garden, 2 wooden framed stained glass windows to rear, 2 radiators, electric feature fire

## Dining Room

14'1" x 13'9" (4.3 x 4.2)

UPVC double glazed bay window, 2 wooden framed stained glass windows to side, radiator

## Kitchen

15'5" x 9'2" (4.7 x 2.8)

range of wall and base units with granite worktops, stainless steel sink with mixer tap, integrated electric oven, integrated microwave, gas hob with extractor fan, integrated dishwasher, breakfast bar, vinyl flooring, UPVC double glazed window and UPVC double glazed patio doors leading to rear garden

## Shower Room

7'6" 2'7" (2.3 x 0.8)

low level WC, sink with vanity unit, walk in shower cubicle with electric shower, mirrored bathroom cabinet, tiled walls, tiled floor

## Stairs to landing

UPVC double glazed bay window

## Bedroom 1

13'9" x 10'5" (4.2 x 3.2)

UPVC double glazed bay window, radiator

## Bedroom 2

7'10" x 7'10" (2.4 x 2.4)

UPVC double glazed window, radiator

## Bedroom 3

11'1" x 9'10" (3.4 x 3)

UPVC double glazed bay window, radiator, fitted wardrobes

## Bedroom 4

9'10" x 9'2" (3 x 2.8)

2 UPVC double glazed windows, radiator, fitted wardrobes

## Family Bathroom

9'6" x 6'6" (2.9 x 2)

low level WC, pedestal sink, bath with overhead shower, radiator, tiled walls, tiled floor, UPVC double glazed window

## Garage

Garage to the side of the property with up and over door.

## Outside

To the front there is a gravel driveway, trees and shrubs.

To the rear there is a lawn, trees and shrubs, 2 patio areas, one of which is decked.

