



98 St. Michaels Road, Crosby, Merseyside L23 7UW

£309,950

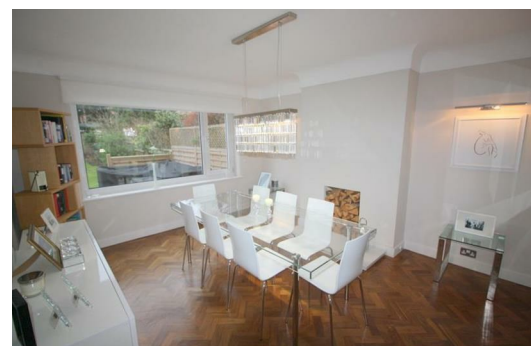
ENJOY AL FRESCO DINING, WHILE YOU LISTEN TO THE LAUGHTER FROM YOUR FAMILY PLAYING IN THE GARDEN.....

Located in the heart of CROSBY this BEAUTIFULLY REFURBISHED SEMI DETACHED FAMILY HOME within walking distance to Crosby village and is in the catchment area of several good local schools.

The property benefits from double glazing and full gas central heating, the property comprises of: vestibule, hallway, cloaks room, front lounge with Morso log burner, dining room, kitchen with integrated appliances to the ground floor. Three bedrooms and family bathroom to the first floor.

There is off road parking to the front of the property for 2/3 cars and rear gardens with laid lawn, decked area, planted borders. Single detached garage with electricity and water supply.

Viewing is Highly Recommended



Front Exterior

block paved driveway, range of shrubs, access to side and garage

Hallway

UPVC double glazed door, original parquet floor, radiator, storage cupboard housing gas and electric meters with additional storage

Lounge

15'5" into bay x 12'1" (4.704 into bay x 3.692)

UPVD double glazed leaded bay window, original parquet floor, radiator, Morso cast iron log burner with slate hearth

Dining Room

14'9" x 12'1" (4.509 x 3.706)

UPVC double glazed window, original parquet floor, radiator

WC

2'4" x 5'3" (0.736 x 1.617)

low level WC, sink with vanity unit and mixer tap, heated towel rail, UPVC double glazed window, tiled walls and floor

Kitchen

10'1" x 19'3" (3.091 x 5.89)

range of wall and base units with composite worktops, 1 1/2 bowl sink with mixer tap, Neff induction hob, Neff extractor fan, integrated Neff double oven, integrated Neff microwave, Neff wine cooler, plumbing for dishwasher and washing machine and space for tumble dryer, Amtico floor, ladder radiator, UPVC double glazed window, UPVC double glazed patio doors to rear garden

Stairs leading to first floor

UPVC double glazed leaded windows x 2

Bedroom 1

16'3" x 10'3" (4.956 x 3.130)

UPVC double glazed leaded bay window, radiator, fitted wardrobes

Bedroom 2

14'9" x 12'2" (4.496 x 3.73)

UPVC double glazed window, radiator

Bedroom 3

10'1" x 11'0" (3.092 x 3.365)

UPVC double glazed window, radiator

Family Bathroom

7'4" x 10'3" (2.238 x 3.141)

low level WC, ceramic wash basin with mixer tap, bath with mixer tap and shower attachment, walk in shower, towel ladder radiator, tiled walls, tiled floor, UPVC double glazed window, under floor heating

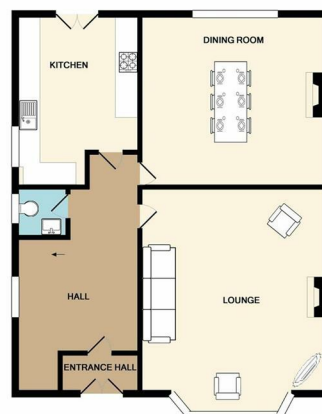
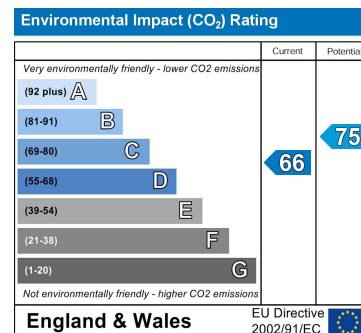
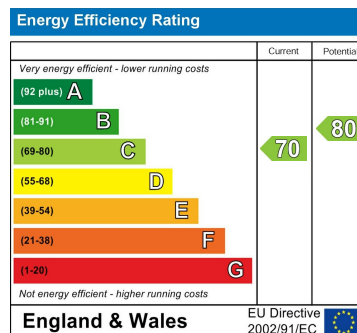
Rear Garden

decked area, laid to lawn, range of trees and shrubs, access to garage

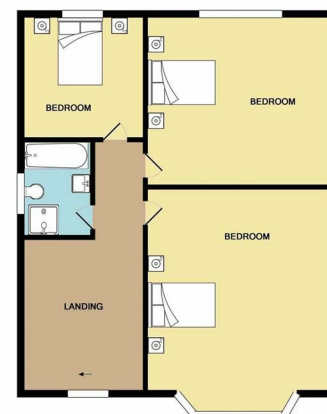
Garage

17'4" x 8'9" (5.3 x 2.692)

electricity and water supply



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given. Made with Metropix C0218

