



115 The Northern Road, Liverpool, Merseyside L23 2RE

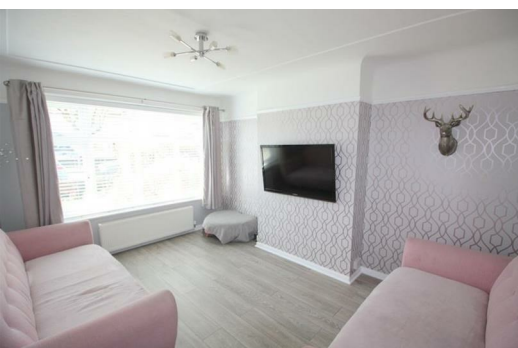
£249,950

ENJOY LISTEN TO THE LAUGHTER FROM YOUR FAMILY PLAYING IN THE GARDEN WHILE YOU ENJOY ENTERTAINING IN THIS FANTASTIC KITCHEN DINER.....

Located in the heart of CROSBY this REFURBISHED AND EXTENDED 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, utility, front lounge, kitchen diner with integrated appliances to the ground floor. Three bedrooms and family bathroom to the first floor. 4th Bedroom to second floor

There is off road parking to the front of the property and rear gardens with laid lawn, patio, planted borders. Single half garage/ store. Viewing is Highly Recommended



Porch

UPVC half double glazed door with frosted glass side panels and tiled flooring

Hallway

15'7" x 6'4" (4.764 x 1.948)

Wooden front door with frosted side windows, radiator, meter cupboard and tiled flooring

Front Lounge

13'11" x 10'8" (4.244 x 3.262)

UPVC double glazed windows to front, radiator, laminate flooring and coving to ceiling

Kitchen Diner

24'5" x 15'2" (7.447 x 4.624)

UPVC double glazed French doors with glass side panels to rear garden, two additional windows overlooking rear garden and Velux to roof. Range of wall and base high gloss units with stainless steel one and half bowl sink with mono block mixer tap, built in breakfast bar, electric hob and oven with chimney style extractor fan above, integrated Fridge Freezer dish washer and microwave. laminate worktops and inset lights

Utility Room

5'4" x 5'9" (1.651 x 1.759)

Range of wall units plumbed for washing machine and tumble dryer, radiator and laminate flooring

W/C

5'9" x 2'8" (1.760 x 0.816)

Low leved WC, wall hung wash hand basin and mirror

Landing

UPVC double glazed window to side stairs to 2nd Floor

Bedroom 1

13'11" x 9'11" (4.265 x 3.047)

UPVC double glazed windows to front and radiator

Bedroom 2

14'3" x 9'11" (4.356 x 3.025)

UPVC double glazed window to rear overlooking park, radiator

Bedroom 3

9'10" x 7'3" (3.022 x 2.219)

UPVC double glazed window to front, radiator and laminate flooring

Family Bathroom

6'10" x 10'2" (2.100 x 3.109)

UPVC frosted double glazed window to rear, paneled bath with mains shower over and folding glass screen, low level WC, pedestal wash hand basin ladder radiator, inset lighting, tiled walls and flooring

Bedroom 4

11'8" x 15'1" max (3.576 x 4.614 max)

Velux window, radiator, under eaves storage and laminate flooring

Garage/Store

6'7" x 9'5" (2.025 x 2.885)

There is an up and over door to what once was a garage however this has now been converted to a utility room and is now used as storage

Rear Garden

Private rear garden which is not overlooked laid to lawns with a variety of trees and shrubs with a patio area electric point and water tap

Front Garden

Off road parking, laid to lawn and flower borders

