



29 Ascot Park, Liverpool, Merseyside L23 2XH

£279,950

LISTEN TO THE LAUGHTER FROM YOUR FAMILY PLAYING IN THIS SUNNY GARDEN.....

Located in the heart of CROSBY this 4 BEDROOM DETACHED FAMILY HOME within walking distance to Crosby village and is in the catchment area of several good local schools.

The property benefits from hardwood double glazing and full gas central heating, the property comprises of: porch, hallway, lounge/ dining room, cloaks room and kitchen to the ground floor. Four bedrooms and family bathroom to the first floor. Loft Storage

There is off road parking to the front of the property, single garage and rear gardens with laid lawn, paved patio area, planted borders.

Viewing is Highly Recommended



Front Exterior

laid to lawn, boarder comprising of shrubs and bushes, compressed concrete driveway parking for several cars, side access via double side gates

Porch

6'2" x 3'9" (1.903 x 1.151)

Hardwood framed double glazed windows, hardwood frames lead light feature front door, tiled floor

Hallway

12'5" x 3'11" (3.789 x 1.195)

Glazed front door, radiator, stairs to first floor

Cloak Room

8'0" x 6'5" (2.455 x 1.970)

Hardwood framed obscured double glazed window to side, wall mounted wash hand basin, low level w.c. part tiled walls, under stairs storage and plumbing for washing machine

Kitchen

12'4" x 9'8" (3.765 x 2.959)

Hardwood framed double glazed window to rear, range of high and low level wall and base units, 1 1/2 composite moulded drainer sink with mixer tap, integrated Newworld Gas Hob with extractor hood above, integrated Newworld electric oven and separate grill, integrated fridge freezer, integrated slimline dishwasher, part tiled walls, radiator, inset lights, Ideal Floor standing boiler housed in base unit hardwood frames feature lead light exterior door to side

Lounge/ Dining Room

24'5" x 11'8" (7.460 x 3.578)

hardwood framed double glazed bay window to front, coal effect gas fire with brass surround and marble inset, radiators x 3, double glazed sliding patio door to rear.

Landing

Hardwood framed obscured double glazed window to side, loft access

Bedroom 1

13'0" x 9'8" (3.973 x 2.956)

Hardwood double glazed window to rear, fitted wardrobes with inset dressing table, radiator

Bedroom 2

11'2" x 11'2" (3.404 x 3.423)

Hardwood framed double glazed window to front, radiator

Bedroom 3

13'0" x 7'7" (3.981 x 2.319)

Hardwood framed window to front, radiator

Bedroom 4

7'6" x 10'5" (2.304 x 3.197)

Hardwood framed double glazed window to rear, radiator

Garage

Up and over door, electric laid on, Gas and electric meters

Rear Exterior

laid to lawn established boarders with well stocked shrubs and bushes, patio area, side access to front, exterior water tap



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 operability or efficiency can be given
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			72
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		58	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			67
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

