



54 Edgemoor Drive, Liverpool, Merseyside L23 9UG

£249,950

An opportunity to acquire a THREE BEDROOM Semi-Detached House situated in a popular residential area, within easy reach of Crosby Village, local schools, transport links and other local amenities

The property benefits from gas central heating, and comprises of a hallway, two reception rooms, kitchen and morning room to the ground floor. There are three bedrooms, family bathroom and separate w.c. to the first floor.

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

Viewing is Highly Recommended



Hallway

15'8" x 6'2" (4.8 x 1.9)

UPVC double glazed external door with side windowed panels, UPVC double glazed window x 2, radiator, cupboard housing electric meter, under stairs storage cupboard with gas meter, wooden floor

Reception Room 1

15'5" x 12'9" (4.7 x 3.9)

UPVC double glazed bay window, radiator, feature Faber gas fire, wooden floor.

Reception Room 2

15'8" x 12'5" (4.8 x 3.8)

UPVC double glazed patio doors, radiator, coal effect gas fire with wooden surround, radiator, wooden floor.

Morning Room

11'5" x 8'10" (3.5 x 2.7)

UPVC double glazed window, radiator, wooden floor

Kitchen

13'5" x 8'10" (4.1 x 2.7)

range of wall and base units, pan drawers, granite worktops, stainless steel sink with mixer tap, double oven, induction hob, extractor fan, integrated microwave, integrated fridge freezer, integrated dishwasher, integrated washing machine, boiler housed in cupboard, tiled floor.

Stairs to First Floor

UPVC double glazed window

Bedroom 1

15'5" x 10'5" (4.7 x 3.2)

UPVC double glazed window, radiator, built in wardrobes and dressing table, wooden floor

Bedroom 2

15'5" x 10'2" (4.7 x 3.1)

UPVC double glazed bay window, radiator, built in wardrobes, dressing table and drawers, wooden floor.

Bedroom 3

9'2" x 7'6" (2.8 x 2.3)

UPVC double glazed box bay window, radiator, laminate floor

WC

low level WC, fully tiled walls and floor, UPVC double glazed window.

Bathroom

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

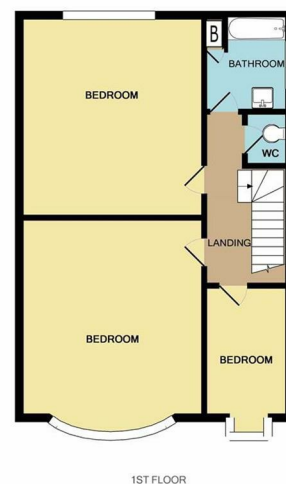
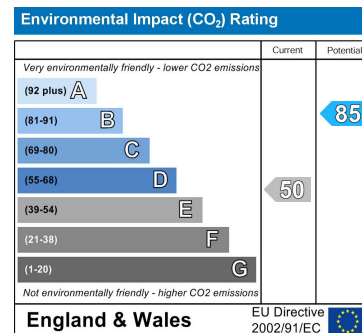
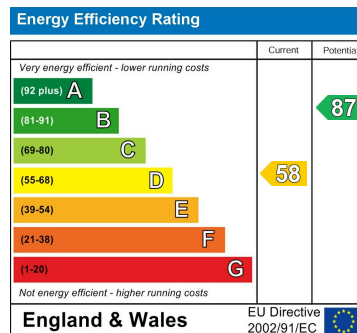
pedestal sink, bath with mixer tap and shower overhead storage cupboard x 2, towel ladder radiator, UPVC double glazed window

Outside

To the front there is a block paved driveway leading to the garage. To the rear there is a York stone patio area, laid to lawn, raised wooden decking area to rear, BBQ area, bushes and shrubs

Garage

Garage with water and electricity, UPVC double glazed window, up and over door.



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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