



## 24 Alexandra Road, Liverpool, Merseyside L23 7TF

Offers In Excess Of £400,000

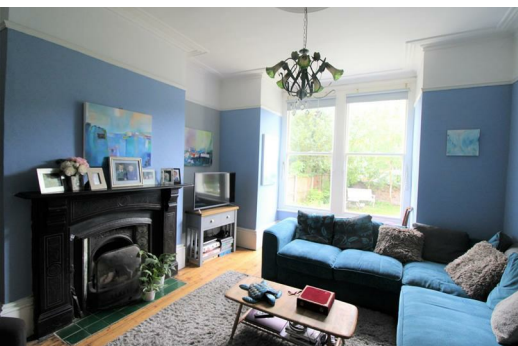
BERKELEY SHAW present an exceptional opportunity to acquire a 6 BEDROOM Edwardian semi-detached property close to the heart of Crosby village.

The property is the perfect family home and for those wanting to reside in the heart of CROSBY VILLAGE. A short walk from both Crosby Village and the train station, its location is also highly desirable for all Crosby Schools.

There is plenty of living space internally, including 2 RECEPTION ROOMS with High Ceilings, a study, utility room, WC and Traditional Kitchen  
1st Floor there are 4 bedrooms and a family bathroom.

2nd Floor there are 2 bedrooms and a storage room that has potential to become an en suite

There is a driveway for several cars leading to a single detached garage, which runs adjacent to a garden laid to lawn.  
To the rear is a secluded courtyard.



**Porch**  
4'3" x 3'3" (1.3 x 1)  
Original Tiled Floor

**Entrance Hall**  
20'11" x 4'3" (6.4 x 1.3)  
Radiator and access to all the ground floor rooms

**Music Room**  
16'8" x 12'9" (5.1 x 3.9)  
Open Fire Place, Sash Windows, Radiator with original wooden floor

**Lounge**  
16'8" x 13'1" (5.1 x 4.0)  
Open Fire Place, Sash Windows, Storage Cupboard, original wooden floor Radiator

**WC**  
Low Level WC, Hand Basin

**Kitchen**  
12'9" x 11'5" (3.9 x 3.5)  
Assortment of Wall and Base Units, Inglenook space for range cooker. Window, Radiator, Tiled Floor

**Study**  
8'10" x 5'10" (2.7 x 1.8)  
Sash Window, original wooden floor, Radiator

**Utility Room**  
8'6" x 7'10" (2.6 x 2.4)  
Assortment of Wall and Base units, Stainless Steel Basin, Combi Boiler, Radiator, Window

**Bedroom 1**  
13'9" x 13'5" (4.2 x 4.1)  
Open Fire Place, Sash Window, Radiator

**Bedroom 2 (Master)**  
14'5" x 13'1" (4.4 x 4.0)  
Open Fire Place, Sash Window, Radiator

**Bedroom 3**  
13'1" x 12'9" (4.0 x 3.9)  
Open Fire Place, Sash Window, Radiator

**Bedroom 4**  
13'1" x 12'5" (4 x 3.8)  
Open Fire Place, Sash Window, Radiator

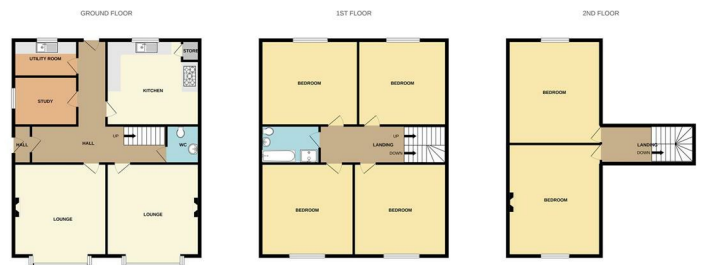
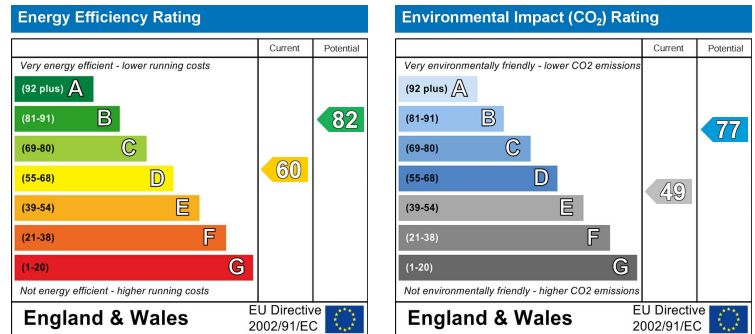
**Bathroom**  
9'6" x 6'2" (2.9 x 1.9)  
Fully Tiled, Free Standing Bath, Shower Cubicle, Bidet, Low Level WC, Pedestal Wash Basin, tiled flooring

**Bedroom 5**  
14'5" x 12'1" (4.4 x 3.7)  
Sash Window to front, Radiator

**Bedroom 6**  
13'1" x 12'5" (4.0 x 3.8)  
Open Fire Place, Sash Window, Radiator

**Garage**  
Single garage with lights

**Outside space and Rear Courtyard**  
Secluded rear courtyard which is not overlooked to the front of the property there is a long drive to the single garage and there is also an external tap and power point



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, ceiling, rooms and any other areas are approximate and for responsibility to take for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown here are not intended and no guarantee as to their operability or efficiency can be given. Made with Mortgage 2.0.00

