



14 Willow Way, Liverpool, Merseyside L23 2TP

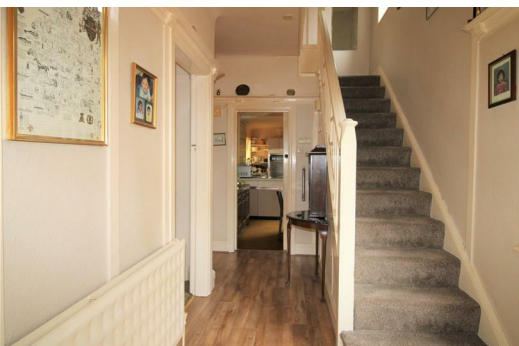
Offers In Excess Of £285,000

What about living in the HEART of CROSBY? A THREE bedroom property (with scope to extend and gain a FOURTH bedroom!) which requires a refurbishment to your choice.

This sought after cul-de-sac just a short walk to the local amenities of bars, restaurants, health care facilities, and of course the very popular schools.

The property comprises a driveway to a garage, porch, entrance hall, two reception rooms, kitchen diner, utility room to the ground floor. To the first floor there are 3 bedrooms and bathroom.

The front and back gardens are laid to lawn.



Porch

6'6" x 2'3" (2 x 0.7)

Cupboards housing gas and electric meters

Hallway

13'1" x 6'2" (4 x 1.9)

Radiator, timber window, storage under stairs, laminate floor

Front Reception Room

15'1" x 12'5" (4.6 x 3.8)

UPVC Double Glazed Window (Bay), Radiator,

Rear Reception Room

16'8" x 7'10" (5.1 x 2.4)

UPVC Double Glazed door to rear, Radiator

Kitchen

16'8" x 7'10" (5.1 x 2.4)

Assortment of Wall and Base Units with electric oven, gas hob, stainless steel sink with mixer tap, partly tiled, radiator, UPVC Double Glazed Windows x 3.

Shower/Utility Room

8'6" x 5'6" (2.6 x 1.7)

Shower cubicle, wash basin, low level WC, partly tiled, 2 x windows, door to outside

Bedroom 1

15'1" x 11'9" (4.6 x 3.6)

UPVC Double Glazed Window, Radiator, Built in Wardrobe

Bedroom 2

16'4" x 10'2" (5 x 3.1)

UPVC Double Glazed Window, Radiator, Wardrobe

Bedroom 3

9'6" x 7'2" (2.9 x 2.2)

UPVC Double Glazed Window, Radiator,

Bathroom

8'10" x 7'2" (2.7 x 2.2)

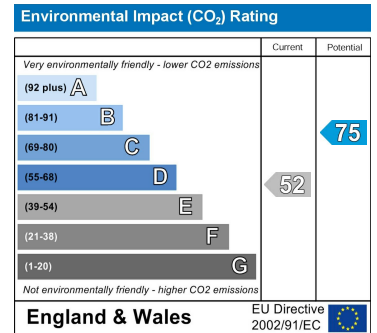
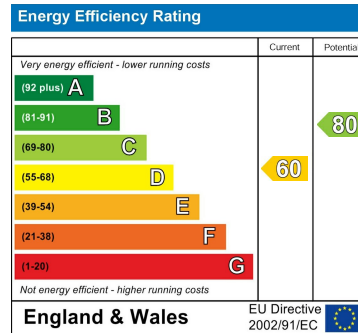
Partly tiled, 2 timber windows, low level WC, Bath, Pedestal Wash basin,

Garage

Outside Space

To the front there is a driveway, lawned area, shrubs and access to garage through side.

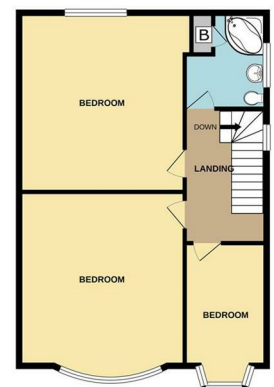
To the rear there are mature gardens, are laid to lawn in part,



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, rooms and plot area should be approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The seller, agent and applicable laws do not warrant any guarantee as to the accuracy of the floorplan.

