



10 Willow Way, Liverpool, Merseyside L23 2TP

Asking Price £325,000

What about living in a 3 BEDROOM SEMI DETACHED HOUSE in the HEART of CROSBY?

This property is smartly presented, has a South Facing Garden and has the potential to add a 4th bedroom in the loft.

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 porch, entrance hall, lounge, dining room, morning room, kitchen, WC to the ground floor. To the first floor there are 3 bedrooms, a shower room, WC.

The front and back gardens are laid to lawn with patio area at the rear.

Contact us to arrange an early viewing!



Enclosed Porch

5'10" x 2'7" (1.8 x 0.8)

With stained glass windows to either side of the entrance door, tiled flooring and meter cupboards housing gas and electric meters

Hallway

13'5" x 6'10" (4.1 x 2.1)

UPVC double glazed frosted window to side, radiator and hardwood wooden floor

Front Lounge

15'1" x 12'9" (4.6 x 3.9)

UPVC double glazed bow bay window, Open fire, radiator and wooden flooring

Rear Dining Room

16'4" x 10'9" (5 x 3.3)

UPVC double glazed splay bay window with French Door to rear garden, Open fire surround,, radiator and wooden flooring

Morning Room

9'10" x 8'2" (3.0 x 2.5)

With UPVC double glazed window to side and radiator

WC

7'2" x 2'3" (2.2 x 0.7)

UPVC double glazed frosted window to side, low level WC, wall hung wash hand basin and boiler

Kitchen

12'5" x 8'2" (3.8 x 2.5)

UPVC double glazed windows to three sides, range of wall and base units, single drainer sink with mixer tap, gas hob and electric oven with extractor fan above, space for white goods and tiled flooring. UPVC door to side accessing rear garden

Landing

UPVC double glazed opaque window to the side and loft access

Bedroom 1

16'4" x 12'1" (5 x 3.7)

UPVC double glazed bow bay window to front, boxed in wooden fire surround and radiator

Bedroom 2

15'1" x 10'9" (4.6 x 3.3)

UPVC double glazed splay bay window to rear, boxed in wooden fire surround, and radiator

Bedroom 3

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

UPVC double glazed window to side and porthole window to front, radiator and built in storage

Family Shower Room

7'10" x 5'10" (2.4 x 1.8)

UPVC double glazed opaque window, walk in shower and wash hand basin

WC

4'3" x 2'7" (1.3 x 0.8)

UPVC double glazed opaque window and low level WC

Outside

To the front of the property there is a drive with off road parking, to the rear there is a south facing garden laid to lawn with a patio area and a variety of shrubs and trees

