



## 38 The Northern Road, Liverpool, Merseyside L23 2RG

Asking Price £269,950

Would you like to live within a stone's throw of Crosby Village?

Following a scheme of light refurbishment, this 3 BED SEMI is an ideal family home, and given its locality to popular primary and secondary schools, will be an excellent buy.

Benefiting from off road parking, garage, and mature gardens, this is a property with significant potential.

On the ground floor is an entrance hallway, WC, two reception rooms, morning room, kitchen, car port and garage.

To the first floor are 3 bedrooms, shower room, WC.

Call to book your viewing.



## Hallway

16'0" x 6'10" (4.9 x 2.1)

Lead lined window in timber frame, cupboard housing the electric meter, radiator, laminate flooring

## WC

low level WC, corner sink, timber framed window

## Front Reception Room

14'5" x 12'1" (4.4 x 3.7)

lead lined timber framed bay window, gas fire with surround, radiator

## Rear Reception Room

18'0" x 11'1" (5.5 x 3.4)

Electric fire with surround, radiator, laminate flooring, patio doors to rear garden

## Morning Room

10'2" x 9'2" (3.1 x 2.8)

Timber framed window to side, radiator.

## Kitchen

14'5" x 6'10" (4.4 x 2.1)

Range of wall and base units, one and half bowl sink with mixer tap, integrated double oven, plumbing for washing machine, tiles walls, lino flooring, UPVC window, timber framed window, door leading to car port

## Stairs to first floor

lead lined timber framed window

## Family Shower Room

8'2" x 6'2" (2.5 x 1.9)

Fully tiled walk in shower, sink with storage unit, storage cupboard housing boiler, timber framed window

## WC

4'11" x 2'3" (1.5 x 0.7)

Low level C, tiled walls, timber framed window

## Bedroom 1 Rear

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

UPVC double glazed window, fitted wardrobes, radiator

## Bedroom 2 Front

16'0" x 10'9" (4.9 x 3.3)

UPVC double glazed window, fitted wardrobes, radiator.

## Bedroom 3 Front

9'6" x 7'10" (2.9 x 2.4)

UPVC double glazed window, radiator.

## Outside

To the front of the property there is a driveway, lawn, trees and shrubs, To the side there is car port, garage and utility room. To the rear there is a patio area, lawn and well established trees and shrubs.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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



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