



## 28 Little Crosby Road, Liverpool, Merseyside L23 2TQ

### Offers In Excess Of £300,000

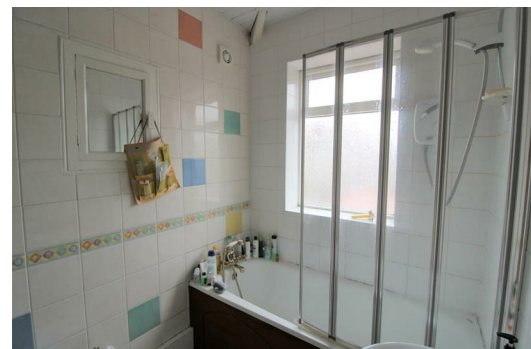
What about living in the HEART of CROSBY?

Following a scheme of refurbishment this 3 BED SEMI (which has a garage conversion for a 4th bed and en-suite) would be an exceptional family home.

This sought after location is 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, open porch, entrance hall, thru-lounge, morning room, cloakroom, sitting room/bedroom, shower room, and kitchen to the ground floor. To the first floor there are 3 bedrooms, a bathroom and WC.

Externally there is a wrap around garden to the side and rear, patio area, and front garden laid to lawn adjacent to the driveway.



## Hall

15'1" x 7'2" (4.6 x 2.2)

UPVC double glazed window, radiator, under stairs storage cupboard.

## Lounge

36'8" x 12'9" (11.2 x 3.9)

UPVC double glazed window, gas fire with surround

## Morning Room

11'9" x 7'2" (3.6 x 2.2)

UPVC double glazed window, storage cupboard x 2, boiler, radiator.

## Kitchen

12'5" x 12'5" (3.8 x 3.8)

Range of base and wall units, space for Range cooker, extractor fan, stainless steel sink, plumbing for washing machine, UPVC double glazed window, door to rear garden.

## Cloakroom

2'7" x 12'1" (0.8 x 3.7)

## Sitting Room

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

UPVC double glazed window x 2 (front and side), radiator.

## Shower Room

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

Low level WC, pedestal wash basin, walk in shower, tiled walls, tiled floor.

## Landing

Stained glass window, radiator.

## Bathroom

7'10" x 5'6" (2.4 x 1.7)

Bath with shower overhead, pedestal sink, bidet, storage cupboard, tiled walls, tiled floor, UPVC double glazed window.

## WC

5'2" x 2'11" (1.6 x 0.9)

Low level WC, part tiled walls, tiled floor, UPVC double glazed window.

## Bedroom 1 Front

17'0" x 13'9" (5.2 x 4.2)

UPVC double glazed window, radiator.

## Bedroom 2 Rear

15'5" x 11'9" (4.7 x 3.6)

UPVC double glazed window, radiator.

## Bedroom 3 Front

9'10" x 9'2" (3 x 2.8)

UPVC double glazed window x 2 (front and side), radiator.

## Outside

Wrap around garden, part lawned with borders, paved area and shed. To the front there is a driveway.

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

