



5 Hillcrest Road, Liverpool, Merseyside L23 9XS

Offers In Excess Of £400,000

We are thrilled to bring to the market this four bedroom semi detached family home, situated in a popular and leafy road in Crosby. The property is conveniently located close to primary and secondary schools, shops, parks and transport links.

The current owners have retained and restored many of the properties original features, extended the property and landscaped the generous garden plot to the rear.

The property briefly comprises: Vestibule, hall, lounge, second reception room, conservatory, w.c and open plan kitchen/diner.

To the first floor; There are four bedrooms and a family bathroom.

The property also enjoys a garage, drive, utility room and a generous garden plot to the rear.

Early viewing advised, call 01519246000



Porch

7'6" x 1'7" (2.3 x 0.5)

UPVC entrance doors and tiled floor

Hallway

15'8" x 7'6" (4.8 x 2.3)

Stripped wood floor, radiator, picture rail and ceiling cornice, w/c

WC

4'7" x 2'7" (1.4 x 0.8)

Window to side, low level WC and wash hand basin

Front Lounge

14'5" x 14'1" (4.4 x 4.3)

Box bay window to the front, stripped wooden flooring and radiator x2

Rear lounge

17'8" x 12'1" (5.4 x 3.7)

Stripped wooden floor, French doors to conservatory, slate fire surround and radiator

Kitchen Diner

19'0" x 8'6" (5.8 x 2.6)

Window to rear, side bay window, single stainless steel sink with mixer tap, range of wall and base units incorporating gas hob, electric oven and grill, space for dishwasher and tiled splash back

Conservatory

12'5" x 13'1" (3.8 x 4)

Pitched roof, self cleaning glass, underfloor heating, tiled floor, light and power

Utility Room

10'2" x 8'2" (3.1 x 2.5)

Plumbed for washing machine and tumble dryer, range of wall and base units and tiled flooring, with w/c

Landing

7'2" x 8'2" (2.2 x 2.5)

Original stained glass window to side

Bedroom 1

13'9" x 14'5" (4.2 x 4.4)

Box bay window to front, range of fitted wardrobes and radiator

Bedroom 2

14'5" x 13'1" (4.4 x 4.0)

Window to rear, radiator

Bedroom 3

10'2" x 8'2" (3.1 x 2.5)

Arched window to front, radiator

Bedroom 4

8'6" x 7'10" (2.6 x 2.4)

Dual aspect windows to rear and side, radiator

Family Bathroom

10'9" x 5'6" (3.3 x 1.7)

Frosted glass windows, panelled bath, low level WC, pedestal wash hand basin, walk in shower cubicle, heated towel rail radiator, tiled walls and floor,

Garage

18'8" x 8'2" (5.7 x 2.5)

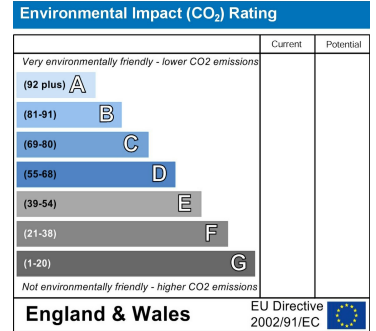
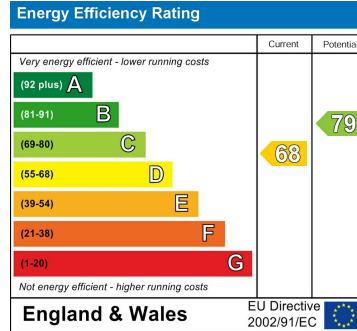
WC

5'6" x 2'7" (1.7 x 0.8)

Outside

To the front of the property there is a drive for several vehicles leading to wooden gates and the side of the property. Behind the gates there is a carport and a garage and tool shed.

To the rear of the property there is a secluded garden with a flagged patio area, lawns, trees and shrubs together with a summer house



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide to any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or efficiency can be given. Made with Housplan v10.12.2

