



11 Hillcrest Road, Liverpool, Merseyside L23 9XS

Offers In Excess Of £430,000

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 property briefly comprises: Vestibule, hall, front lounge, second reception room, morning Room, w.c and kitchen
To the first floor; There are four bedrooms a family bathroom and WC.

The property also enjoys a garage, drive for several vehicles and a generous garden plot to the rear.

Early viewing advised, call 01519246000



Porch

6'10" x 3'7" (2.1 x 1.1)

UPVC windows and door, tiled floor

Hall

18'0" x 7'2" (5.5 x 2.2)

Original stain glass window, meter cupboards, radiator

Storage Room Under Stairs

2'7" x 6'6" (0.8 x 2.0)

Front Reception

15'5" x 12'1" (4.7 x 3.7)

UPVC box bay window, radiator,, Glass doors leading to rear garden room, Original fireplace with wooden surround and tiled inset and hearth

Rear Gardens Room

12'1" x 15'8" (3.7 x 4.8)

UPVC double glazed window and French doors to rear garden, stone fireplace with slate hearth and radiator,

Rear Morning Room

11'5" x 8'10" (3.5 x 2.7)

UPVC double glazed picture window, radiator, and original features

Kitchen

19'0" x 6'6" (5.8 x 2.0)

Kitchen comprises of a range of fitted base and wall units, Vinyl floor, Gas hob , Electric oven, Dishwasher, Washing machine, Laminate worktops, UPVC door

Downstairs W.C.

5'2" x 2'7" (1.6 x 0.8)

UPVC double glazed frosted window, low level wWC. and wash hand basin Vinyl flooring ,

Bedroom 1

15'8" x 11'5" (4.8 x 3.5)

Double aspect leaded double glazing and radiator

Bedroom 2

12'5" x 16'0" (3.8 x 4.9)

UPVC double glazed lead light window, radiator, built in cupboard,

Bedroom 3

15'8" x 12'5" (4.8 x 3.8)

UPVC Double glazed windows, radiator, sink, built in storage cupboard

Bedroom 4

9'2" x 8'2" (2.8 x 2.5)

UPVC double glazed window, with boiler. radiator

Bathroom

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

Newly refurbished bathroom with UPVC Double Glazed frosted widows, paneled bath wash hand basin, walk in shower, fully tiles walls and floor

WC

5'6" x 2'11" (1.7 x 0.9)

UPVC double glazed frosted window, low level WC tiled walls

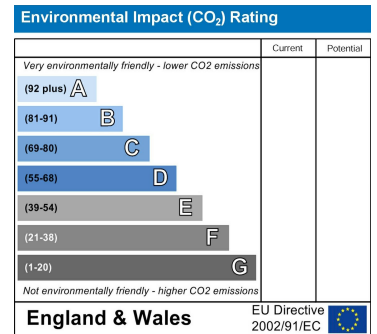
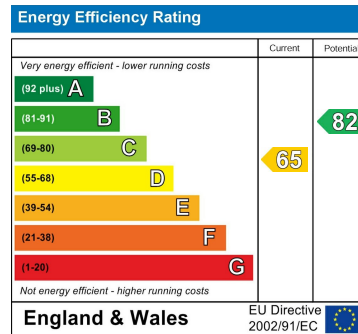
Garage

2.5 x 4.7 (0.61m.1.52m x 1.22m.2.13m brick and concrete floor)

brick and concrete floor

Outside

To the front of the property there is a well established garden with lawn, tress and shrubs and a drive to the integral garage. to the rear of the property there is a paved patio area, large laid lawn planted boarders.



GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, boundaries, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The accuracy, reliability and applicability shown here are not to be taken as a guarantee, as to their suitability or otherwise may be given. Made with Metaphor CC2022



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