



58 Myers Road East, Crosby, L23 0QZ

Offers Over £199,500

If you are looking to take your first steps onto the property ladder or you are looking for a family home, this could be the ideal purchase for you!

Berkeley Shaw Real Estate is delighted to bring to the sales market this extended three-bedroom semi-detached home located on Myers Road East L23. The surrounding area boasts a wide variety of amenities making this an ideal buy for a variety of buyers. The area boasts excellent local schools making this a great buy for families. The surrounding area offers a variety of restaurants, shops, bars, pubs and cafes giving any buyer the opportunity for an enviable social life.

Set out across two floors, the accommodation briefly comprises; spacious entrance hall, bay fronted sitting room, which is currently utilised as a gym, rear sitting room with 'French' doors to the rear garden, dining area with open aspect through to the extended kitchen. Rising to the first floor, the landing provides access to three generously sized bedrooms and a three-piece fitted bathroom. Externally, the property benefits from a generous rear garden with patio area and laid to lawn. Further benefits to the property include gas central heating and double glazing.

Viewing is essential!



Entrance hall

Picture rail, under stairs storage, radiator & stairs to upper floor.

Sitting room

Double glazed windows to bay, picture rail & radiator.

Living room

UPVC double glazed doors, radiators, electric fire & picture rail.

Dining area

Single glazed window & radiator.

Kitchen

Double glazed window, UPVC door to garden, range of wall & base units, gas burning hob, electric oven with grill, stainless steel sink with mixer tap, tiled splash back & extractor hood.

Landing

Loft access.

Bedroom 1

Fitted wardrobes, laminate floor, radiator & double glazed window.

Bedroom 2

Double glazed window, radiator & fitted wardrobes.

Bedroom 3

Double glazed window & radiator.

Bathroom

2 x double glazed windows, basin, WC and bath with electric shower.

Externally

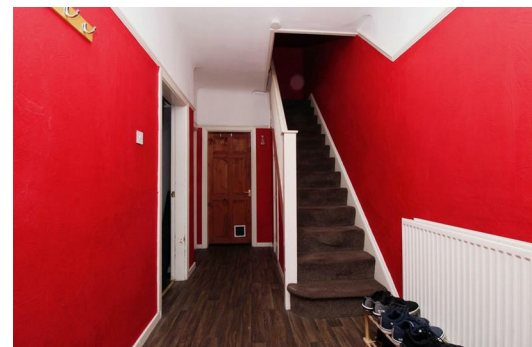
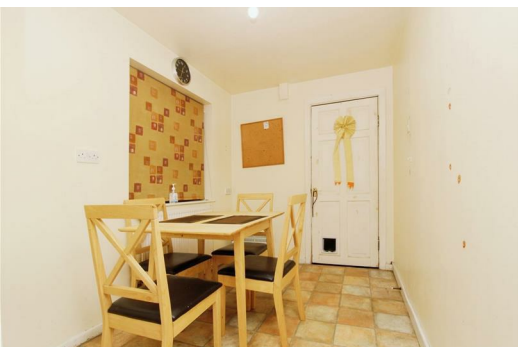
Gated front garden. Rear garden with patio area & laid to lawn.

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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, rooms and any other parts are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is to be made as to their condition or operation.



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