



22 Eden Drive South, Crosby, L23 9SR

Asking Price £220,000

If you are searching for an ideal family home, this could be the property for you!

Berkeley Shaw is delighted to offer for sale this spacious three-bedroom semi-detached property located on Eden Drive South L23. This is an ideal buy for a variety of buyers given the abundance of amenities available in the surrounding area. The area boasts excellent schooling, there is a wide range of shopping facilities, Crosby boasts superb transport links & wide range of restaurants, bars and cafes.

Set out across two floors, the accommodation briefly comprises; spacious entrance hall, bay fronted living room with open aspect to the rear dining room. From here, you access the conservatory with access out to the rear garden. Completing the ground floor layout is a fitted kitchen with ample storage, a garage/utility area and a WC. Rising to the first floor, the landing provides access to three double bedrooms and a modern three-piece bathroom. Externally, the property boasts a block paved driveway with parking for 2 cars and a generous rear garden with patio area and laid to lawn. Further benefits include no onward chain, gas central heating and double glazing.

Get in touch straight away to book a viewing!



Entrance hall

Laminate floor, double glazed window & understairs storage.

Living room

Double glazed windows to bay, gas fire, laminate floor & radiator.

Dining room

Radiator, laminate floor & UPVC 'French' doors.

Conservatory

Double glazed windows, radiator, tiled floor and UPVC 'French' doors.

Kitchen

Double glazed windows, range of wall & base units, stainless steel sink with drainer, tiled floor and tiled splash back.

Garage/utility

Door to garden & utility space.

WC

WC & basin.

Landing

Laminate floor, double glazed window & loft access.

Bedroom 1

Laminate floor, radiator & double glazed window.

Bedroom 2

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

Bedroom 3

Laminate floor, radiator & double glazed window.

Bathroom

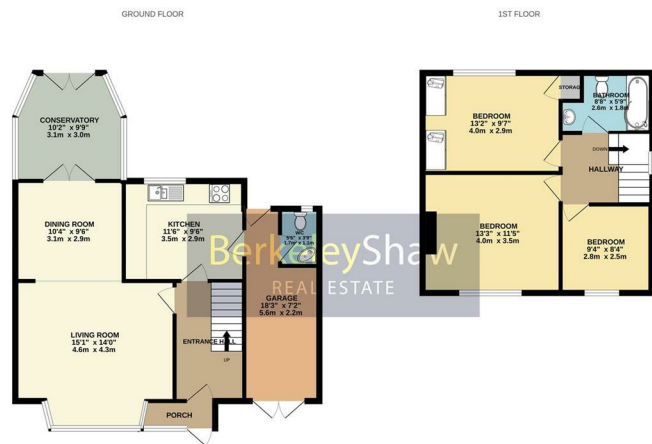
WC, basin, double glazed window, tiled floor & bath with shower.

Externally

Block paved driveway to the front. Generous rear garden with patio area, shed, laid to lawn and mature borders.

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		
	73	84
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



Whilst every effort has been made to ensure the accuracy of the information contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. 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 can be given regarding its efficiency or the ages. Plans not to scale.



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