



33 Hillcrest Road, Liverpool, L23 9XS

Offers Over £485,000

If you are searching for a spacious family home, this could be the one for you!

Berkeley Shaw Real Estate is excited to offer for sale this spacious five bedroom detached home located on the ever sought after, Hillcrest Road L23. The property is in a desirable location given the wide variety of amenities available in the surrounding area. There is an excellent range of local schools making this the perfect purchase for families. Crosby Village offers a wide range of shops, cafes, restaurants & bars. The property is also ideal for commuters given the strong transport links that the area has to offer.

Set out across three floors, the accommodation comprises; spacious entrance hall with understairs cloaks area. The spacious kitchen diner is perfect for entertaining or eating as a family and boasts a ample storage, centre island and UPVC 'French' doors out to the spacious courtyard. Completing the ground floor layout is a WC with utility area and a spacious living/dining room with feature fire and 'French' style doors out to the rear garden.

Ascending to the first floor, the landing gives access to three double bedrooms and a spacious family bathroom. The upper floor provides a further landing area with access to a study/storage room and two further bedrooms, one of which boasts an en-suite shower room. Externally, the property boasts a gated courtyard providing off street parking, two storage rooms and a good-sized garden with patio area, mature borders and laid to lawn. Further benefits include gas central heating and double glazing.

Viewing is essential to appreciate this wonderful family home!



Entrance hall

Tiled floor, radiator, stairs to upper floor, composite front door, spotlights and understairs cloaks area.

Kitchen diner

Double glazed window, UPVC 'French' style doors, tiled floor, range of wall & base units, centre island, tiled splash back, sink with mixer tap & drainer, extractor hood & vertical radiator.

Living/dining room

Double glazed window, UPVC 'French' style doors, tiled floor, gas fire, vertical radiator & spotlights.

WC/Utility room

WC, basin, combi boiler, double glazed window, chrome radiator, space for washing machine & tumble dryer.

Landing

2 x double glazed windows, laminate floor & spotlights.

Bedroom 1

Double glazed window, fitted wardrobes, laminate floor & radiator.

Bedroom 2

Double glazed window, radiator, laminate floor & spotlights.

Bedroom 3

Double glazed window, radiator, laminate floor & spotlights.

Bathroom

Double glazed window, 2 x basins, walk in shower, bath with hand shower, WC, tiled floor, tiled wall, vertical radiator & spotlights.

Upper landing

Double glazed window, laminate floor & spotlights.

Bedroom 4

Laminate floor, double glazed windows, radiator, storage cupboard, spotlights & open aspect to en-suite.

En-suite

Double glazed window, basin, WC, tiled floor, tiled walls, corner shower unit with electric shower & vertical radiator.

Bedroom 5

Laminate floor, double glazed window & radiator.

Storage/study area

Externally

Gated courtyard with parking & 2 x storage buildings (one of which is plumbed). Garden with patio area, mature borders and 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		
	75	81
	EU Directive 2002/91/EC	
	England & Wales	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(21-34) E		
(12-20) F		
(1-11) G		
Not environmentally friendly - higher CO ₂ emissions		
	EU Directive 2002/91/EC	
	England & Wales	



While every attempt has been made to ensure the accuracy of the figures contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions on this information. This plan, the distribution programme only and should be used for the prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee can be given for their operation or efficiency. Made with MetreX 02024



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