



## 130 Brownmoor Lane, Crosby, L23 9SG

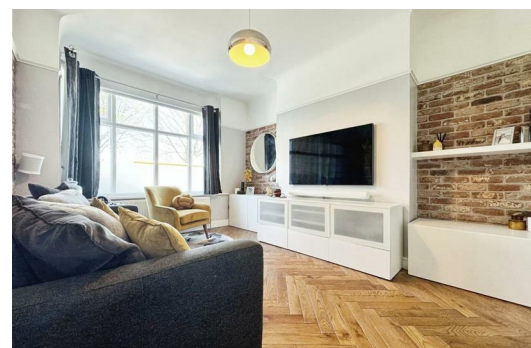
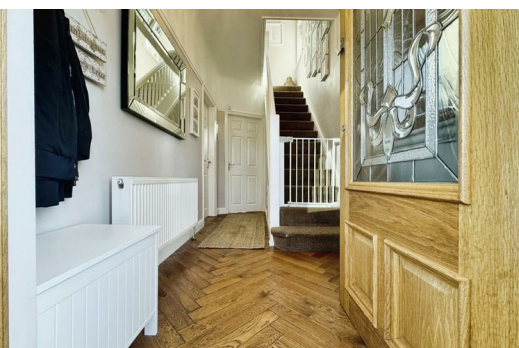
### Asking Price £319,995

Are you searching for an ideal family home in the heart of L23 with fantastic local schools?

Berkeley Shaw Real Estate is excited to bring to the sales market this extended four-bedroom home situated on Brownmoor Lane L23. The property is beautifully presented, offering well-proportioned accommodation throughout. Crosby is one of the region's most sought-after areas. The fantastic local schools make this an ideal purchase for families. Crosby also offers a fantastic range of shops, restaurants, cafes & bars. There are also superb transport links adding to the desirability for commuters.

Accessed via a secure driveway with electric gates, the accommodation briefly comprises; enclosed porch, inviting entrance hall with solid oak flooring, bay fronted living room perfect for cosy nights in front of the TV & a fantastic open plan kitchen diner/family area. This space is the heart of the home and is perfect for entertaining or eating as a family. Flooded with natural light via the velux windows, the kitchen boasts a range of integrated appliances and is completed with 'French' Style doors to the rear garden and a gas fire. Rising to the first floor, the landing provides access to three bedrooms & a modern three-piece bathroom. Rising to the upper floor, the master suite is completed with en-suite shower room. To the rear of the house is a stunning rear garden with two decked areas, perfect for taking in the summer sunshine & artificial lawn. Further benefits to the property include gas central heating & double glazing.

Get in touch straight away to arrange a viewing!



## Porch

UPVC double glazed windows, door & tiled floor.

## Entrance hall

Oak flooring, radiator & stairs to first floor.

## Living room

Double glazed windows to bay, radiator & herringbone oak flooring.

## Kitchen diner

Range of wall & base units, double glazed window, gas burning hob, electric oven, extractor hood, velux windows, stainless steel sink with drainer, integrated dishwasher, gas burning hob, oak herringbone flooring, radiator & UPVC 'French' style doors to garden.

## Landing

Double glazed window & stairs to upper floor.

## Bedroom 1

Double glazed window, radiator & laminate floor.

## Bedroom 2

Double glazed window, radiator & laminate floor.

## Bedroom 3

Double glazed window, radiator & laminate floor.

## Bathroom

Double glazed window, bath with shower, glass screen, electric shower, WC, basin, towel radiator, tiled floor & part tiled walls.

## Upper landing

Velux window.

## Bedroom 4

Double glazed window, 2 velux window, laminate floor, eaves storage & radiator.

## En-suite

Double glazed window, tiled floor, tiled walls, basin, WC & walk in shower.

## Externally

Walled & electric gated driveway. Rear garden with two decked areas & artificial turf.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			80
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, windows, doors 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 here have not been tested and no guarantee as to their operation or efficiency can be given. Made with MyHomeplan.com



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