



## 32 Caithness Drive, Liverpool, L23 0RQ

£270,000

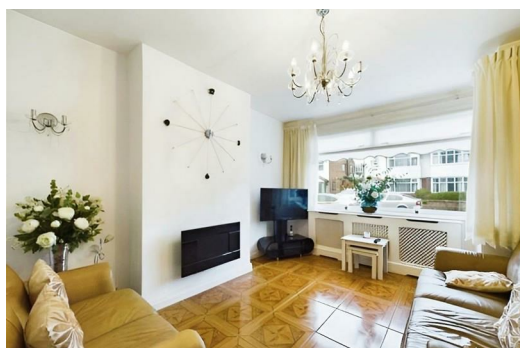
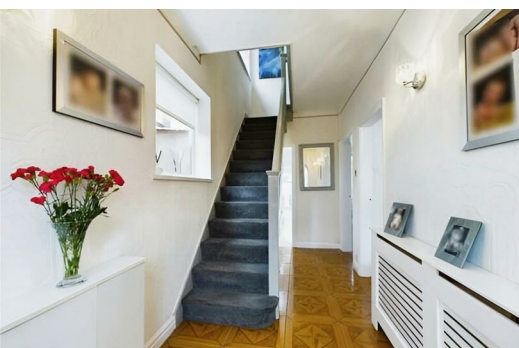
Welcome to Caithness Drive, Liverpool - a charming location for this extended three-bedroom semi-detached home.

Situated in a family-friendly neighbourhood, this house offers excellent amenities and is surrounded by good schools, making it perfect for families looking to settle down. The area boasts a strong transport infrastructure making this an ideal buy for commuters. Crosby also offers excellent shopping facilities, restaurants, cafes, recreational spots & bars adding to the desirability for buyers.

Laid out across two floors, the accommodation briefly comprises; inviting entrance hall, bay fronted living room, rear sitting room with doors out to the rear garden. Completing the ground floor layout is a fitted kitchen with extended dining area. Ascending to the first floor, the landing gives access to three-well proportioned bedrooms and four-piece bathroom. The convenience of off-street parking adds to the appeal of this property, ensuring you never have to worry about finding a parking spot after a long day. The front & rear gardens are beautifully presented providing the perfect space to take in the summer sun!

Further benefits include gas central heating & double glazing.

With no onward chain, the process of making this house your home is made even smoother. Don't miss out on the opportunity to own this lovely semi-detached house in such a sought-after area.



## Entrance hall

UPVC front door, tiled floor, radiator, double glazed window to side aspect & staircase to first floor landing.

## Living room

Double glazed window, radiator & electric fire.

## Sitting room

Double glazed sliding patio door leading out to rear garden, laminate flooring, electric feature fire & radiator.

## Kitchen diner

Galley style kitchen with extended dining area. Fitted with a range of low and high level base and wall units, tiled floor, double glazed window to side aspect, stainless steel sink, integrated appliances including oven, hob and microwave, washing machine, dishwasher & fridge freezer. Dining area with UPVC French doors to rear garden, tiled floor, radiator and UPVC door to front aspect.

## Landing

Double glazed window & loft access.

## Bedroom 1

Double glazed window & radiator.

## Bedroom 2

Double glazed window, combi boiler & radiator.

## Bedroom 3

Double glazed window & radiator.

## Bathroom

White suite consisting of a bath, separate shower, basin, WC, tiled floor and walls, heated towel rail & double glazed frosted window to side aspect

## Externally

York stone driveway with planted borders. Well maintained rear garden with artificial turf & patio area.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		69	
(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			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



We have made every attempt to ensure the accuracy of the floorplan contained here. Measurements of doors, 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 a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. View with Hertsprop 12/2014



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