



19 Cranfield Road, Liverpool, L23 9TY

Offers In Excess Of £435,000

If you are searching for a turnkey family home with an abundance of excellent local schools, this could be the perfect home for you!

Berkeley Shaw Real Estate is ecstatic to offer for sale this beautifully presented four/five-bedroom semi-detached home located on Cranfield Road L23. This fantastic home has undergone significant renovation by the current owners, giving any future buyer the opportunity to move straight in without the hassle of needing to undertake renovations.

The surrounding area boasts a wide variety of amenities with Crosby village offering a range of shops, restaurants, cafes & bars. The area also boasts a wide range of schools, adding to the desirability for families. If you are a commuter needing easy access to the motorway network or train stations, Crosby has you covered!

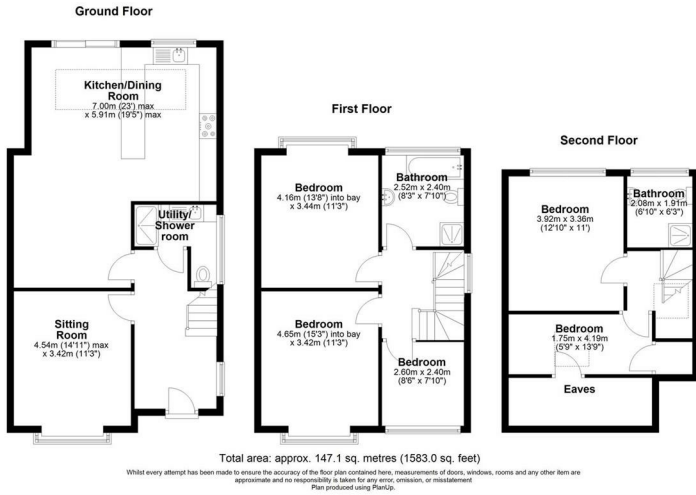
Set out across three floors, the accommodation briefly comprises; impressive entrance hall with access to the bay fronted sitting room, utility room and stunning open plan kitchen diner/living area. This space is the heart of the home and is ideal for entertaining or eating as a family. The area is flooded in natural light via a roof lantern and sliding doors. The kitchen is beautifully finished with solid wood worktops and a range of integrated appliances. Rising to the first floor, the landing provides access to three well-proportioned bedrooms and a modern four-piece bathroom. Rising to the top floor, there is a further double bedroom, additional bedroom/study & a modern shower room. Externally, the property boasts a block paved driveway and rear garden with laid to lawn, decked area & garage. Further benefits include gas central heating and double glazing.

Viewing is essential to appreciate this fabulous family home!



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		
	EU Directive 2002/91/EC	79
England & Wales		

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		
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