



BerkeleyShaw

39 Ascot Park, Merseyside L23 2XH

Offers Over £450,000

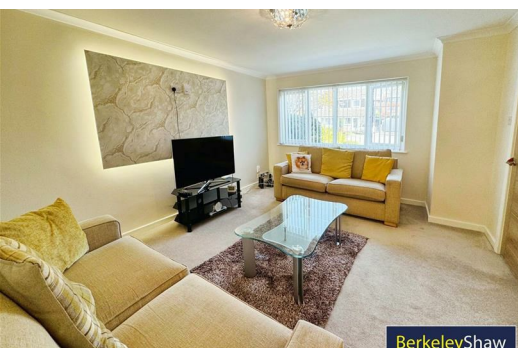
Welcome to this stunning four-bedroom detached home located in the desirable Ascot Park, Crosby. Situated in a superb location, this home offers easy access to Crosby Village, where you can enjoy a variety of shops, restaurants, and amenities. Additionally, the property is surrounded by fantastic local schools, making it an ideal choice for families with children.

This property boasts a beautifully presented living room, perfect for cosy nights, an impressive open plan kitchen diner/family area which is the heart of the home and ideal for entertaining guests or simply relaxing with the family. The space is beautifully finished with quartz work tops, a range of Neff appliances and two sets of bi-folding doors enabling the space to flow seamlessly into the garden area. Completing the ground floor layout is a utility room and separate WC. The first floor boasts four spacious bedrooms and a modern four-piece bathroom.

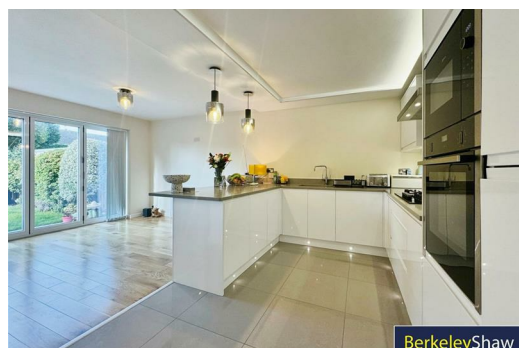
Parking will never be an issue with space for two vehicles in the driveway and a garage for added convenience. The extended layout of this home provides a modern and spacious feel, perfect for contemporary living. Further benefits include double glazing and gas central heating.

With no onward chain, this fantastic home offers the ability for a straight forward transaction.

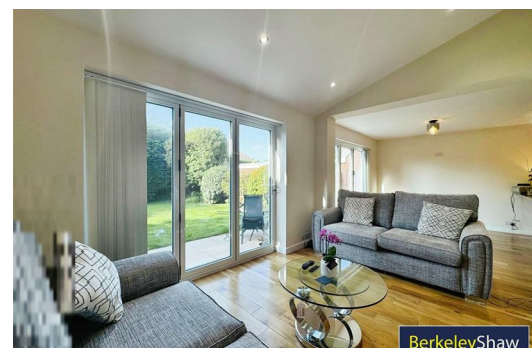
Don't miss out on the opportunity to own this fantastic property in Ascot Park. Book a viewing today and envision the wonderful lifestyle that awaits you in this beautifully presented home.



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Entrance hall

Solid wood flooring, stairs to first floor & radiator.

Living room

Double glazed windows to bay & radiator.

WC

WC, basin, double glazed window, radiator, tiled floor & tiled walls.

Kitchen diner/family room

Range of wall & base units, quartz work tops, stainless steel sink, Neff appliances including electric oven, microwave, dishwasher, fridge freezer, gas burning hob & extractor hood. 2 x sets of bi-fold doors, solid wood flooring, vertical radiator & 2 x standard radiators.

Utility room

UPVC door to side elevation, combi boiler, space for washing machine & tiled floor.

Landing

Double glazed window & loft access.

Bedroom 1

Double glazed window & radiator.

Bedroom 2

Double glazed window, fitted wardrobes & radiator.

Bedroom 3

Double glazed window & radiator.

Bedroom 4

Double glazed window & radiator.

Bathroom

Double glazed window, tiled floor, tiled walls, vertical radiator, WC, basin, shower unit & bath.

Externally

Front garden with driveway parking.

Sheltered side aspect to garage.

Garage with electric, up & over door.

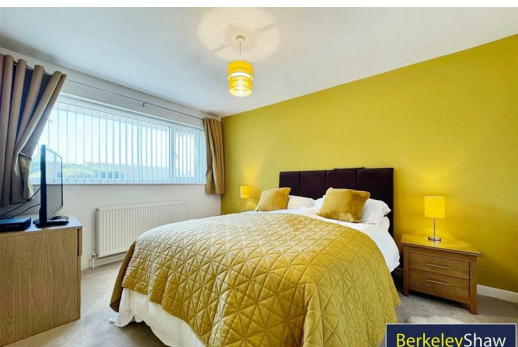
Rear garden with patio area & laid to lawn.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

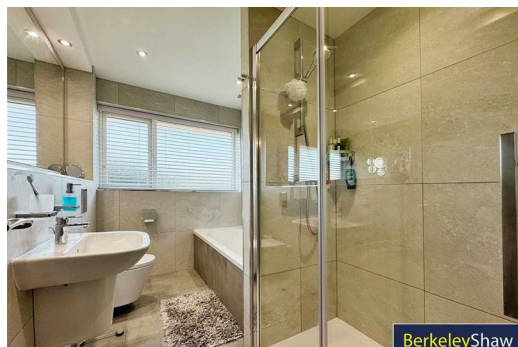
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, windows, doors and any other parts are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The rough, accurate and detailed floor plans have been made and approved by the seller. Made with Metapix, ©2021



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