



42 Cambridge Road, Liverpool, Merseyside L23 7TZ

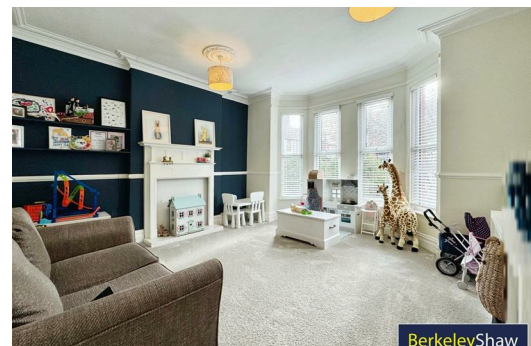
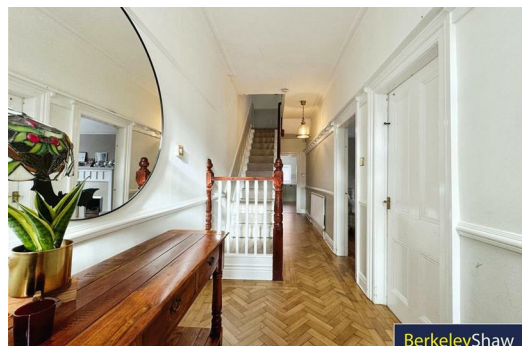
Offers Over £450,000

Welcome to this charming five-bedroom family home located on Cambridge Road in the sought-after area of Crosby. Situated in an area known for its excellent local schools, this home is perfect for families looking to settle down in a welcoming community with access to top educational facilities. The property retains many of its original features, adding character and charm.

The surrounding area is vibrant with a fantastic array of amenities. Crosby Village & Coronation Road offer a range of shops, restaurants, cafes & bars. The area also offers fantastic transport links adding to the desirability for commuters needing access to Liverpool City Centre, Southport & surrounding areas.

Upon entering the property via the vestibule, you are greeted by a generous entrance hall with original parquet floor. From here, you access the bay fronted family room and the cosy sitting room, which is flooded with natural light via the bay. To the rear of the home is an impressive open plan kitchen diner/living space, perfect for entertaining guests or simply enjoying family meals together. The space is beautifully finished with a range of integrated appliances, quartz work tops, central island and feature fireplace. Rising to the first floor, the landing gives access to five well-proportioned bedrooms, the master boasting a modern en-suite shower room and a grand four-piece bathroom with free-standing bath. The home further benefits from a spacious loft space with potential for further conversion.

Externally, the property boasts gardens to the front, side & rear with a detached garage, offering fantastic potential for conversion into a summer room or bar. Further benefits include gas central heating & double glazing.



Vestibule

with original tiled flooring and original stained glass windows

Hallway

Parquet wooden flooring, under stairs storage and radiator.

Family room

UPVC double glazed bay window to front, inset gas fire in timber surround and tiled hearth & radiator.

Living room

UPVC double glazed window, radiator, gas fire set in fire surround and wooden flooring.

Kitchen Diner

UPVC double glazed windows to two sides, cast iron fire surround with marble hearth, larder cupboard, integrated dishwasher, wine fridge, range cooker with double oven hot plate with extractor fan above, one and half bowl enamel sink with mixer tap, range of wall and base units with quartz work tops, tiled splashback, parquet flooring, access to the rear garden via UPVC double glazed French Doors.

Utility Room/WC

With low level WC, cupboard housing boiler, space for washing machine and tumble dryer

Landing

With access to bedrooms and family bathroom, radiator

Master Bedroom

Wooden flooring, double glazed windows to bay, radiator & access to en-suite.

En suite Shower Room

Walk in shower cubicle, low level WC, fully tiled, pedestal wash hand basin and radiator

Bedroom 2

UPVC double glazed window front, radiator

Bedroom 3

UPVC double glazed bay window window to side, cast iron fireplace in surround, radiator

Bedroom 4

UPVC double glazed window to side, radiator

Bedroom 5

UPVC double glazed window to rear, radiator

Family Bathroom

UPVC double glazed frosted window, radiator, separate walk in fully tiled shower cubicle, free standing bath, low level WC, pedestal wash hand basin, part wood panelled walls and tiled flooring.

Outside

To the front of the property there is a walled garden. To the rear of the property there is a patio area and lawn with access to the garage and side of the property

Garage

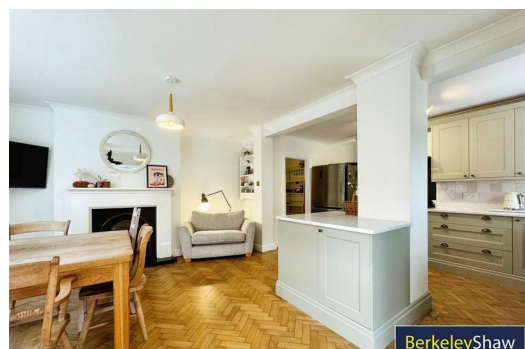
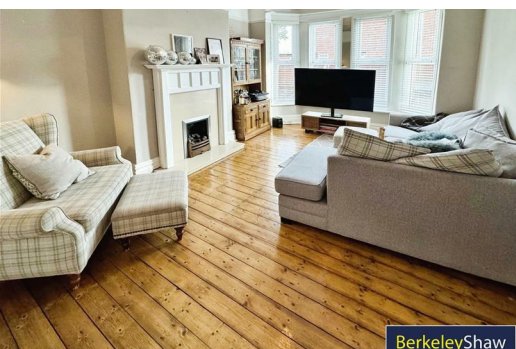
Single garage

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		
		79
	60	
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 figures contained here, measurements of floor, ceiling, walls and any other fixed and immovable items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for guidance purposes only and should be used in conjunction with any professional drawings. The property, fixtures and appliances shown here have not been tested and no guarantee is to be made regarding their condition or performance. Measurements are given to the best of our knowledge.



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