



BerkeleyShaw

22 Crown Close, Liverpool, L37 4ET

£325,000

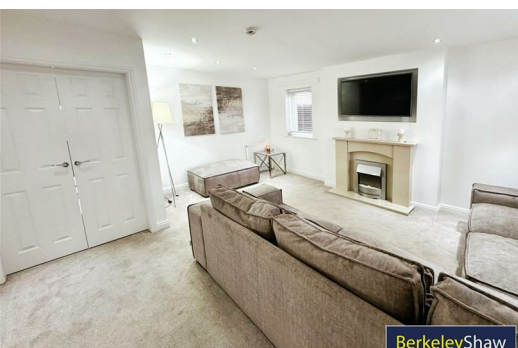
Welcome to this beautifully presented three-bedroom semi-detached home, located in the desirable Crown Close, Formby. Ready to move in, this charming property offers a perfect blend of modern living and comfort, making it an ideal choice for families and professionals alike.

The ground floor features a welcoming entrance hall with WC, leading to a spacious, bright and airy living room—an ideal space for relaxing and entertaining. The open-plan kitchen/dining area is stylishly fitted and offers plenty of space for family meals, with direct access to the private rear garden, perfect for enjoying outdoor living. Upstairs, you'll find three well-proportioned bedrooms, with the master offering ample space and natural light. The family bathroom is contemporary and well-appointed, completing the layout.

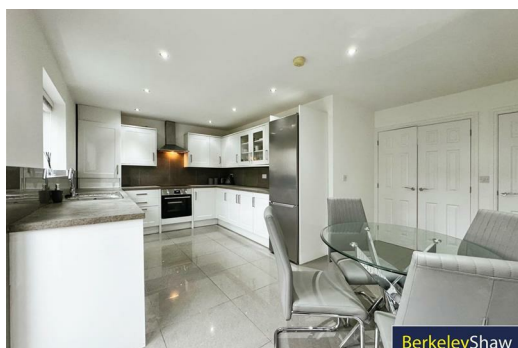
Further benefits include driveway parking for two cars, double glazing and gas central heating.

This fantastic home is located in a quiet and sought-after cul-de-sac, within easy reach of local amenities, reputable schools, and excellent transport links, including Formby train station just a short distance away.

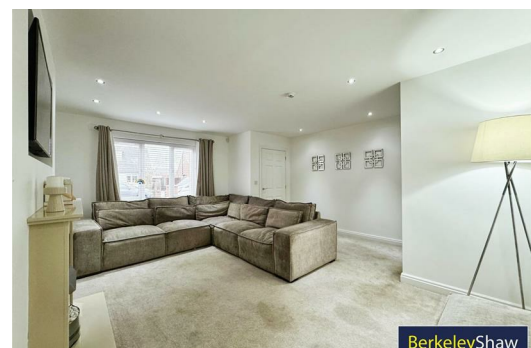
With its impeccable presentation and move-in ready condition, this property is an opportunity not to be missed. Contact us today to arrange a viewing and see all that this lovely home has to offer!



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Entrance hall

WC

Living room

Kitchen diner

Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

Driveway

Rear garden

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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