



157 Liverpool Road, Liverpool, Merseyside L23 5TE

Offers In Excess Of £330,000

Would you like to live in an area with prestigious schools and within walking distance of Crosby Village?

An opportunity to acquire a BEAUTIFULLY presented FIVE bedroom TRADITIONAL Town House which boasts many attractive CHARACTER features and stands in a delightful, long secluded garden setting.

The property is set well back from Liverpool Road with a front garden and off street parking. The property is tastefully decorated and benefits from gas fired central heating. The accommodation is laid out over three floors, to the ground floor there are two reception rooms and a cottage style fitted kitchen. There are three bedrooms on first floor level together with the family bathroom and two further bedrooms to the second floor.

A particular feature of the property is the delightful, secluded rear garden laid out as a number of garden rooms approached through pergolas with lawns, well stocked flower beds, mature trees and shrubs.

We strongly recommend inspection to appreciate the delightful accommodation and secluded setting.



Porch

With tiled floor

Hall

With radiator

Front Lounge

18'0" x 12'4" (5.5 x 3.78)

With cast iron fireplace with tiled inset, radiator and bay window

Rear Lounge

13'9" x 11'4" (4.2 x 3.46)

With cast iron fireplace, fitted cupboards, radiator

Dining Kitchen

10'3" x 14'4" (3.13 x 4.38)

Fitted with a range of wall and base units, ceramic hob with extractor hood, integrated double oven and grill, dishwasher, single drainer stainless steel inset sink unit with mixer taps, tiled floor, beamed ceiling and radiator.

Rear Porch/Utility Room

With plumbing for washing machine and tiled floor

Basement/Store room

16'10" x 19'11" (5.15 x 6.09)

Suitable for workshop, conversion to Cinema Room or such like

Annex to Basement

6'11" x 6'0" (2.13 x 1.83)

First Floor Landing

With built in cupboard.

Bedroom 1

16'9" x 14'10" (5.13 x 4.53)

With radiator., 2 x Sash Windows

Bedroom 2

13'6" x 10'0" (4.14 x 3.06)

With built in cupboards and radiator, 1 x Sash Window

Bedroom 3

11'2" x 9'3" (3.41 x 2.83)

With cast iron fireplace and radiator. 1 x Sash Window

Family Bathroom

With panel bath, wash basin in vanity unit, low suite w.c., tiled surround and radiator.

Bedroom 4 Second Floor

13'9" x 13'9" (4.2 x 4.2)

With velux window and eaves storage cupboards

Bedroom 5 Second Floor

10'7" x 16'9" (3.25 x 5.13)

With velux window and eaves storage cupboards.

Outside

Front garden with lawn, flower beds, mature trees and off street parking. Secluded landscaped rear garden laid out as garden rooms with pergolas, lawns, well stocked flower beds, mature trees, shrubs, paved patio area with water feature and garden store.

