



34 Orchard Dale, Liverpool, Merseyside L23 2RJ

£199,950

Do you want to live in an area which has Top Ranked Schools and is near to the Seafront, Golf Clubs and within easy commute to Liverpool and the Motorway networks? BERKELEY SHAW are pleased to present this 3 bedroom semi detached property in CROSBY conveniently located within short walking distance of CROSBY VILLAGE.

This well proportioned accommodation, which benefits from central heating and double glazing, comprises of hallway, 2 reception rooms, kitchen/diner, garden and garage to the ground floor. To the first floor there are three bedrooms and a family bathroom.

The rear garden is laid to lawn with plants and shrubs. The front has a block paved driveway with parking for a couple of vehicles and access to a garage. The property is well suited to a family.

Please call us now to arrange your early viewing.



Hall
13'1" x 6'10" (4 x 2.1)
UPVC double glazed window, radiator, under stairs storage

Reception Room 1
15'1" x 11'1" (4.6 x 3.4)
UPVC double glazed window, radiator, gas fire with surround.

Reception Room 2
14'9" x 9'6" (4.5 x 2.9)
UPVC double glazed window, radiator.

Kitchen
17'8" x 9'6" (5.4 x 2.9)
UPVC double glazed window x 3, radiator, range of base and wall units, stainless steel sink, plumbing for washing machine.

Landing
splayed UPVC double glazed window

Bedroom 1
15'1" x 10'2" (4.6 x 3.1)
UPVC double glazed window, radiator.

Bedroom 2
12'1" x 9'10" (3.7 x 3)
UPVC double glazed window, radiator.

Bedroom 3
8'10" x 7'2" (2.7 x 2.2)
UPVC double glazed window, radiator.

Bathroom
7'2" x 7'2" (2.2 x 2.2)
UPVC double glazed window, radiator, low level wc, pedestal sink, bath and walk in shower.

Outside
flagged to front, double lenght garage, lawned area with borders containing trees and shrubs.

