



10 Forefield Lane, Liverpool, Merseyside L23 9TH

£275,000

Would you like to live in an area with Top Ranked Schools, Close to the Seaside and within walking distance of Crosby Village and the very short drive to the motorway network? BERKELEY SHAW are pleased to present this 3 BED SEMI DETACHED property in CROSBY which is essential viewing.

This well proportioned accommodation, which benefits from central heating and UPVC Double Glazing, comprises of hallway, Lounge, Kitchen/Dining Room, Utility, and WC, to the ground floor. To the first floor there are 3 bedrooms, and a family bathroom.

The rear garden is laid to lawn with a patio area. There is also parking and a long driveway access to the garage at the front, together with a lawn.

This property is an ideal family home and will be much sought after so arrange your early viewing.

Please call us now to arrange your early viewing.



Porch

Open Porch with tiled floor

Hall

14'9" x 6'6" (4.5 x 2.0)

Feature lead light window to front and side with glazed front door, meter cupboard, understairs cupboard, radiator, stairs to first floor.

Cloakroom

UPVC double glazed frosted window to side, wall mounted wash basin, low level W/C, radiator.

Dining Room Open To Kitchen

26'2" x 11'1" (8.0 x 3.4)

Feature cast iron fireplace, tiled hearth, picture rail, radiator. Open to Kitchen, UPVC double glazed window to side, range of wall and base units, stainless steel sink with drainer and mixer tap, integrated AEG dishwasher, space for American style fridge freezer, space for range cooker, integrated Belling cooker hood, inset lights, part tiled walls and floor, granite worktops, uppers and backboards, UPVC French doors to garden.

Utility room

8'2" x 5'6" (2.5 x 1.7)

UPVC double glazed window to rear, UPVC double glazed door to garden, range of wall and base units, stainless steel sink with drainer and flexible tap. Plumbing for washing machine, space for tumble dryer, combi Worcester boiler housed in fitted cupboard approx 2 years old, inset lights, part tiled walls.

Front Lounge

15'5" x 11'5" (4.7 x 3.5)

UPVC double glazed box bay window to front, picture rail, radiator.

Landing

Feature lead light window to side, loft hatch with pull down ladder, loft boarded and insulated.

Bedroom 1

15'5" x 11'5" (4.7 x 3.5)

UPVC double glazed box bay window to front, picture rail, radiator.

Bedroom 2

12'5". x 11'1" (3.8. x 3.4)

UPVC double glazed window to rear, picture rail, radiator.

Bedroom 3

9'2" x 6'6" (2.8 x 2.0)

UPVC double glazed window to front, storage cupboard, picture rail, radiator.

Bathroom

6'10" x 6'6" (2.1 x 2.0)

UPVC double glazed frosted window to rear and side, P shaped panelled bath with shower above and shower screen, pedestal wash basin, low level W/C, stainless steel heated towel rail, Fully tiled walls and floor, under floor heating.

Rear Garden

Laid to lawn, established borders with shrubs and bushes, two outbuildings. South West facing.

Front Garden

Laid to lawn, established borders with shrubs and bushes, drive for two cars.

Garage

Up and over door.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		63
(55-68) D		
(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		78
(81-91) B		
(69-80) C		57
(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

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