



## Cortez 2A The Northern Road, Liverpool, Merseyside L23 2RF

£299,950

Need a place where you can make a home near to Crosby Village?

In the heart of a community 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 DELIGHTFUL and SPACIOUS double-fronted FOUR bedroom DETACHED property in the heart of CROSBY conveniently located within short walking distance of CROSBY VILLAGE and the local PRIMARY and SECONDARY SCHOOLS.

This well proportioned accommodation, which benefits from central heating and original feature windows, comprises of, hall, two reception rooms, study, kitchen/diner, WC, and shower room to the ground floor. To the first floor there are four bedrooms, a family bathroom and WC.

There are 4 gardens, consisting of laid to lawn, with plants, shrubs and patio area. The front/side has a block paved driveway with parking and access to garage.

This property is full of character and a must see!





## Hall

13'5" x 7'10" (4.1 x 2.4)

radiator, electric meter cupboard

## Dining Room

13'1" x 12'9" (4. x 3.9)

original single glazed leaded bay window, original single glazed leaded window, radiator, gas fire with surround, laminate flooring

## Lounge

15'5" x 13'1" (4.7 x 4.0)

original leaded single glazed bay window, original leaded single glazed window, radiator, gas fire with surround

## Study

10'9" x 10'9" (3.3 x 3.3)

wooden framed double glazed window. radiator, laminate flooring, wooden framed double glazed door with access to garden

## WC

12'5" x 3'7" (3.8 x 1.1)

low level WC, corner sink, tiled walls, tiled floor, radiator, UPVC double glazed window, leading through to

## Shower Room

7'6" x 7'2" (2.3 x 2.2)

walk in shower, sink with storage unit, built in storage unit, towel ladder radiator, wooden framed door with access to garden

## Kitchen

15'8" x 9'2" (4.8 x 2.8)

range of wall and base units, stainless steel sink x 2, electric double oven, electric hob, space for integrated washing machine and dishwasher, space for fridge freezer, combi boiler, gas meter, vinyl flooring UPVC double glazed window x 2, wooden framed door with access to garden

## Landing

15'8" x 8'2" (4.8 x 2.5)

UPVC double glazed bay window

## Bedroom 1

12'9" x 6'2" (3.9 x 1.9)

UPVC double glazed window, radiator

## Bedroom 2

13'1" x 12'9" (4.0 x 3.9)

original leaded single glazed bay window, original leaded single glazed window, radiator

## Bedroom 3

11'5" x 7'10" (3.5 x 2.4)

original leaded single glazed window, radiator, built in wardrobes

## Bedroom 4

14'1" x 13'1" (4.3 x 4.0)

original leaded single glazed bay window, original leaded single glazed window, radiator x 2, built in wardrobes

## WC

6'2" x 2'3" (1.9 x 0.7)

low level WC, UPVC double glazed window, tiled walls, laminate flooring

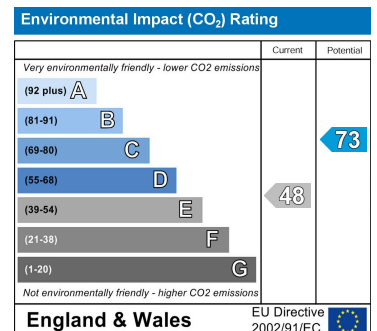
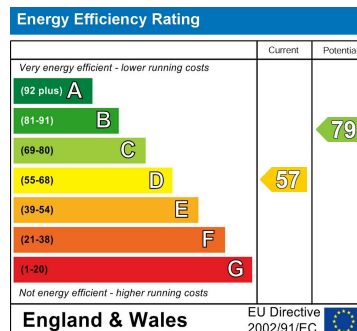
## Bathroom

10'2" x 9'2" (3.1 x 2.8)

Walk in shower, bath, double sink with storage unit, built in storage unit, UPVC double glazed window, radiator

## Outside

The front is block paved with trees and shrubs. There is a wrap around garden to both sides and the rear of the property with paved areas, lawns, trees and shrubs. There is also a garage to the side of the property.



Cortez, 2A The Northern Road

Ground Floor



First Floor

