



169 Brownmoor Lane, Liverpool, L23 9SF

£175,000

An opportunity to acquire a THREE BEDROOM Semi-Detached House situated in a popular residential area, within easy reach of Crosby Village, local schools, transport links and other local amenities.

This well proportioned family accommodation offers porch, reception hall, through lounge/ dining room, fitted kitchen. To the first floor there is a landing, three bedrooms and a family bathroom. There are gardens to front and rear with a driveway providing off road parking and access to garage and additional outhouses. The property benefits from gas central heating and double glazing.

Viewing Is Highly Recommended



Front Exterior

Accessed by gates to the drive which has parking for several vehicles, lawn shrubs and trees

Porch

Enclosed storm porch with UPVC double glazed doors and quarry tiled floor

Hallway

13'8" x 6'5" (4.17 x 1.98)

Glazed door to porch, radiator and storage cupboards under the stairs

Through Lounge / Dining Room

27'0" x 11'1" (8.23 x 3.39)

UPVC double glazed window to front, double glazed Patio doors to rear garden, radiator and wall mounted gas fire

Kitchen

8'3" x 6'5" (2.52 x 1.96)

UPVC double glazed window to rear, radiator, stainless steel single drainer sink unit with mixer tap, range of wall and base units, gas cooker point and quarry tiled floor. Open to pantry

Landing

UPVC double glazed frosted window to side

Bedroom 1

14'0" x 11'1" (4.28 x 3.4)

UPVC double glazed window to front, radiator and built in storage cupboard

Bedroom 2

12'0" x 11'2" (3.67 x 3.41)

UPVC double glazed window to rear, radiator and built in storage cupboard

Bedroom 3

6'5" x 8'3" (1.98 x 2.53)

UPVC double glazed window to front and radiator

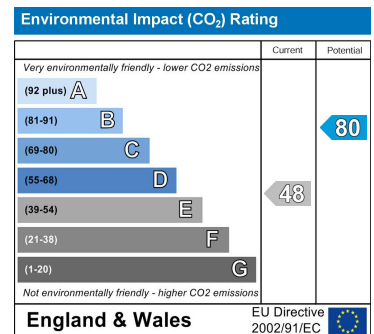
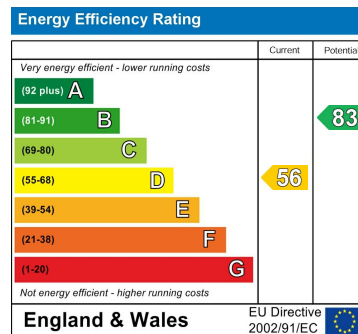
Bathroom

7'1" x 6'5" (2.18 x 1.98)

UPVC frosted double glazed window to rear, paneled bath with mixer tap/hand held shower over, pedestal wash hand basin, low level W/C airing cupboard housing hot water tank. Access to loft

Rear Garden

Single Garage and brick built outbuilding which has power light and a sink. Garden is a good size laid to lawn with trees and shrubs.



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