



38 Little Crosby Road, Liverpool, Merseyside L23 2TQ

£369,950

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?

We have a FABULOUS opportunity for you to acquire a DELIGHTFUL DOUBLE FRONTED Semi-Detached property ideally located for the above and much more. This ideal family home, which has been partially renovated, comprises of 4 x DOUBLE BEDROOMS and a LARGE LONG GARDEN for your enjoyment.

It comprises of entrance hall, two reception rooms, kitchen/diner, Utility Room, to the ground floor. To the first floor there are FOUR bedrooms, a family bathroom and an additional separate WC. There are sizable gardens to the rear laid out with lawns, patio area and access to the garage. This property is perfectly suited to a family and viewing is highly recommended to appreciate its many benefits.



Porch

UPVC Door, coloured lead lined windows

Hall

Radiator, storage cupboard

Lounge

12'1" x 20'4" (3.7 x 6.2)

Bay window, feature fire place, radiator and door to rear COVERED PATIO/ENTERTAINING AREA

Reception Room/Dining Room

11'5" x 14'1" (3.5 x 4.3)

feature stone fire place, radiator, UPVC double glazed window with coloured lead lined windows, single glazed wooden door to garden.

Open Plan Kitchen/Diner

20'8" x 8'10" (6.3 x 2.7)

Assortment of fitted oak wall and base units, work tops, inset, 1 1/2 bowl sink, mixer taps, electric hob, extractor hood, oven, storage cupboard/pantry, ceramic tiled floor, part tiled walls, UPVC double glazed windows, pine ceiling, double glazed patio doors to outside and door leading to utility

Utility Room

2.9m x 2.39m

Double glazed window and door leading to rear and separate WC, plumbed for washing machine

W.C (Downstairs)

In utility room area, low level w.c.

Landing (Gallery)

UPVC double glazed lead lined coloured windows on Gallery Landing

W.C. (2 x Upstairs)

Separate and additional WC to WC in family bathroom

Family Bathroom

Panelled bath with mixer shower, step-in shower cubicle, mixer shower, pedestal wash basin, low level WC, tiled walls, electric heater, double glazed windows, radiator

Bedroom 1

18'0" x 12'5" (5.5 x 3.8)

UPVC double glazed lead lined bay window, radiator

Bedroom 2

14'9" x 11'1" (4.5 x 3.4)

UPVC double glazed lead lined window, radiator

Bedroom 3

12'5" x 10'9" (3.8 x 3.3)

UPVC double glazed windows, radiator, pedestal wash basin

Bedroom 4

8'10" x 8'6" (2.7 x 2.6)

UPVC double glazed windows, radiator

Garage

Up and over door with electric supply

Garden (Rear)

A very large garden laid to lawn, with flagged patio, tiled entertaining area and accessed from lounge, kitchen/diner, and utility room, access to detached garage

Front (External)

Front garden is laid to lawn with driveway and access to garage.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		66
		35
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
		62
		31
England & Wales		EU Directive 2002/91/EC

