



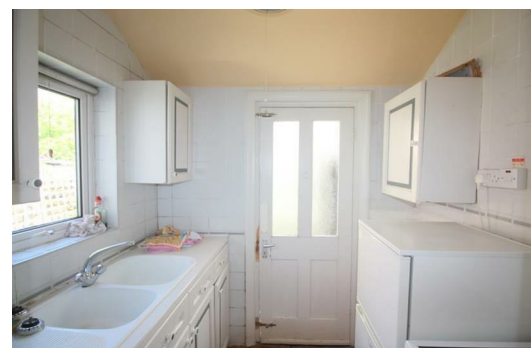
2 Norman Road, Liverpool, Merseyside L23 3DL

£215,000

Fancy a project? This 3 bedroom Semi-detached property in the heart of Crosby is the ideal property for someone to buy and style themselves.

Consisting of not only a front and rear garden laid to lawn, but a garage and outbuildings. It has 2 reception rooms, a morning room and kitchen to the ground floor and 3 bedrooms and a bathroom to the first floor.

This property will be highly sought after so early viewings are recommended.



Porch

Open porch with light and tiled floor

Hallway

14'1" x 5'10" (4.3 x 1.8)

UPVC door to front with frosted window to side, radiator, built in storage cupboard and under stairs gas and electric meter cupboard, picture rail

Front Lounge

15'5" x 12'1" (4.7 x 3.7)

UPVC double glazed box bay window to front, radiator, open fire with tiled surround and hearth, picture rail

Dining Room

14'5" x 11'1" (4.4 x 3.4)

UPVC double glazed window to rear with lead light transoms, original wood surround with tiled inset and hearth, picture rail

Morning Room

10'5" x 7'2" (3.2 x 2.2)

Window to side, original fire surround and under stairs pantry

Kitchen

6'6" x 5'2" (2 x 1.6)

Window to side, one and half bowl sink with mixer tap, electric Cooker point and part tiled walls

Landing

UPVC frosted window to side, access to the loft which we are advised is boarded and has light and power

Bedroom 1

15'5" x 10'2" (4.7 x 3.1)

UPVC double glazed box bay window to front, radiator, range of fitted wardrobes, original fire surround with tiled inset

Bedroom 2

13'9" x 10'5" (4.2 x 3.2)

UPVC double glazed window to rear, fitted wardrobes, original cast iron fire surround, pedestal wash hand basin with tiled splashback

Bedroom 3

8'6" x 6'10" (2.6 x 2.1)

UPVC double glazed window to front, picture rail

Family Bathroom

8'6" x 10'2" (2.6 x 3.1)

UPVC double glazed windows to front and side, paneled bath, wall mounted wash hand basin, original high level WC, built in storage cupboard, tiled walls

Outbuildings

To the rear of the property there is a range of brick built outbuildings consisting of WC, coal storage, wash house/shed which has light and power and plumbed for washing machine

Garage

To the side of the property there is a garage with electric up and over door, it is a double length garage leading to a covered area and the outbuildings

Front Garden

To the front of the property there is a drive leading to the garage, lawn and well stocked borders of shrubs and trees

Rear Garden

To the rear of the property there is a garden with patio area, lawn and flower beds

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		
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		
England & Wales		EU Directive 2002/91/EC

