



## 11 Hornby Street, Liverpool, Merseyside L23 5TL

£154,950

Do you want to live in an area 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 immaculate 2 BEDROOM mid terrace property in CROSBY conveniently located within walking distance of CROSBY VILLAGE.

This well proportioned accommodation, which benefits from central heating and double glazing, comprises of hallway, 2 reception rooms, and kitchen, to the ground floor. To the first floor there are 2 bedrooms, and a large family bathroom.

To the rear there is a garden.

Please call us now to arrange your early viewing of this beautifully presented property.



## Hallway

Wooden external door, radiator

## Through Lounge / Diner

25'3" x 11'9" (7.7 x 3.6)

## Lounge

UPVC double glazed window, gas fire with cast iron surround, radiator, wooden floor. Through to Diner

## Diner

UPVC double glazed door to rear garden, radiator, wooden floor

## Kitchen

7'10" x 7'6" (2.4 x 2.3)

range of wall and base units, stainless steel one and a half bowl sink, gas point for oven, extractor fan, part tiled walls, tiled floor, storage cupboard, UPVC double glazed window x 2

## Utility Room

7'10" x 3'3" (2.4 x 1)

UPVC double glazed window, plumbing for washing machine, space for fridge freezer and slimline dishwasher, tiled floor, wooden door to rear garden

## Stairs to first floor

## Bedroom 1

15'5" x 11'1" (4.7 x 3.4)

UPVC double glazed window x 2, radiator, fitted wardrobes

## Bedroom 2

11'1" x 8'10" (3.4 x 2.7)

UPVC double glazed window, radiator

## Bathroom

12'1" x 7'6" (3.7 x 2.3)

low level WC, pedestal sink, bath with overhead shower, storage cupboard housing Worcester combi boiler, UPVC double glazed window, vinyl floor, hatch to partially boarded loft space

## Outside

To the front there is a paved walk way to the front door with raised beds of shrubs and trees to the side. To the rear

there is a decked area, lawn, trees and shrubs and a wooden shed.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		55
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		82
(81-91) B		
(69-80) C		50
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

