



## 33 Mersey Road, Liverpool, Merseyside L23 3AE

£274,950

LISTEN TO THE LAUGHTER FROM YOUR FAMILY PLAYING IN THIS SUNNY GARDEN.....

Located in the heart of CROSBY this 3 BEDROOM EXTENDED SEMI DETACHED FAMILY HOME within walking distance to Crosby village, College Road Shopping Area, the beach and is in the catchment area of several good local schools.

The property benefits from double glazing and gas central heating and comprises of porch, hallway, front lounge, rear reception room and extended kitchen diner to the ground floor. There are three bedrooms, one with shower room, and a family bathroom to the first floor. There is off road parking to the front of the property, rear gardens with laid lawn, paved patio area, planted borders and brick built outhouse.

Viewing is Highly Recommended



### Porch

6'7" x 2'11" (2.03 x 0.9)

UPVC double glazed external door, UPVC double glazed window. laminate floor, cupboard housing electric meter. Wooden door with lead window through to hallway, wooden framed lead light window to side

### Hallway

17'0" x 7'6" (5.2 x 2.3)

UPVC double glazed windows x 2, laminate flooring, radiator, under stairs cupboard with gas meter, under stairs storage cupboard with combi boiler, radiator, laminate floor

### Reception Room 1

18'0" x 11'9" (5.5 x 3.6)

UPVC double glazed bay window, radiator, laminate floor, gas fire with surround

### Reception Room 2

18'4" x 11'9" (5.6 x 3.6)

UPVC double glazed window, UPVC double glazed patio doors to rear garden, radiator, laminate floor, gas fire with surround

### Kitchen / Diner

18'8" x 11'9" (5.7 x 3.6)

range of wall and base units, one and half bowl sink with mixer tap, integrated dishwasher, integrated washing machine, range cooker with electric double oven and electric hob, extractor fan, space for fridge freezer, integrated wine rack, tiled floor, radiator, UPVC double glazed window, UPVC double glazed patio doors to rear garden

### Stairs to first floor

UPVC double glazed window

### Master Bedroom

18'8" x 10'5" (5.7 x 3.2)

UPVC double glazed window, radiator, laminate floor, fitted wardrobes

### Bedroom 2

12'9" x 11'9" (3.9 x 3.6)

UPVC double glazed window, radiator, laminate floor, through to

### Shower Room

Shower cubicle with Triton shower, wash basin, radiator, tiled walls, tiled floor

### Bedroom 3

11'5" x 7'6" (3.5 x 2.3)

UPVC double glazed window, radiator, laminate floor

### Family Bathroom

8'6" x 8'2" (2.6 x 2.5)

low level WC, pedestal sink, bath, walk in shower cubicle, UPVC double glazed window, towel ladder radiator, tiled walls, tiled floor

### WC

low level WC, tiled walls, tiled floor. UPVC double glazed window, radiator

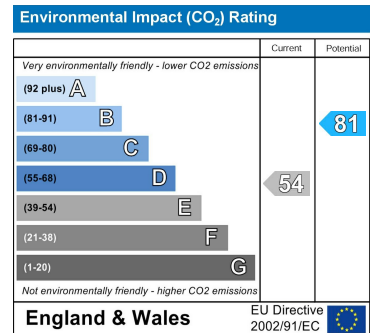
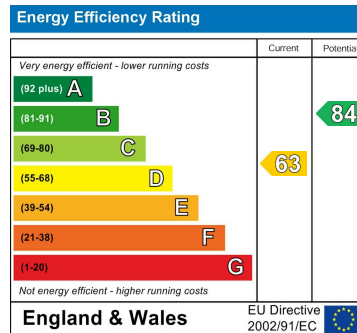
### Outside

### Front Exterior

To the front there is a block paved driveway and hedge to border of property

### Rear Garden

South facing garden with paved patio area, planted borders, raised paved patio area to rear, lawn, brick built outbuilding, WC.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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