



## 124 St. Michaels Road, Liverpool, Merseyside L23 7UW

£320,000

Berkeley Shaw are pleased to present this 4 BEDROOM SEMI DETACHED property in the heart of the highly sought after area of Crosby, on the cusp of Blundellsands.

A short walk to Crosby Village, Blundellsands & Crosby and Hall Road Train Stations, West Lancs Golf Club and the Beach (featuring Anthony Gormley's Iron Men), this property is in need of refurbishment, but would be an exceptional family home.

Featuring 2 receptions rooms, Kitchen Diner, Utility Room, downstairs shower/WC, and garage to the ground floor. First floor there are 4 bedrooms, a bathroom and a WC. Externally there is driveway access to the garage and there is a workshop located in the rear garden.

This property is keenly priced and will be sure to receive high levels of interest.



**Hall**  
15'1" x 7'10" (4.6 x 2.4)  
UPVC double glazed front door with UPVC double glazed side panel windows, cupboard.  
radiator, stairs to floor.

**Front Entertaining**  
14'1" x 13'1" (4.3 x 4.0)  
UPVC double glazed bay window to front, electric fire, radiator.

**Rear Entertaining**  
22'7" x 11'9" (6.9 x 3.6)  
UPVC double glazed window to rear, radiator x 2.

**Kitchen / Dining Area**  
19'4" x 13'1" (5.9 x 4.0)  
UPVC double glazed window to rear, range of wall and base units, stainless steel sink,  
mixer tap, Miele electric ovens x 2, pantry.

**Utility**  
6'2" x 4'11" (1.9 x 1.5)  
UPVC double glazed window, belfast sink, plumbing for washing machine and space for  
dryer.

**Shower Room / W/C**  
5'10" x 3'3"/19'8" (1.8 x 1/6)  
UPVC double glazed window, wall mounted washbasin, W/C, walk in shower, radiator.

**Landing**  
loft access, cupboard.

**Bedroom 1**  
15'1" x 9'10" (4.6 x 3.0)  
UPVC double glazed, radiator.

**Bedroom 2**  
12'9" x 11'9" (3.9 x 3.6)  
UPVC double glazed window, fitted shelves. radiator.

**Bedroom 3**  
13'9" x 10'5" (4.2 x 3.2)  
UPVC double glazed window, fitted wardrobe, radiator.

**Bedroom 4**  
10'5" 7'10" (3.2 2.4)  
UPVC double glazed window, radiator.

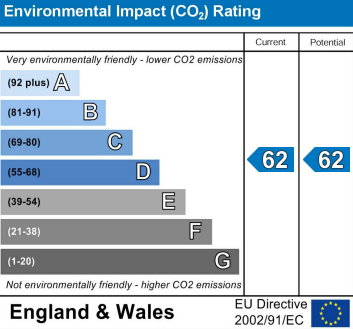
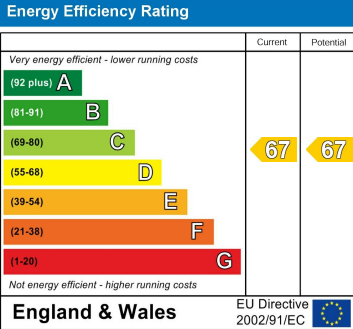
**Bathroom**  
7'6" x 5'2" (2.3 x 1.6)  
UPVC double glazed window, pedestal washbasin, panelled bath,

**Separate W/C**  
W/C

**Rear Garden**  
Laid to lawn, borders with established bushes and shrubs, workshop.

**Front Garden**  
Laid to lawn, borders with established bushes and shrubs, drive for several cars.

**Garage**  
wooden double doors.



GROUND FLOOR



1ST FLOOR

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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