



## 1 Lyndhurst Road, Liverpool, Merseyside L23 9TN

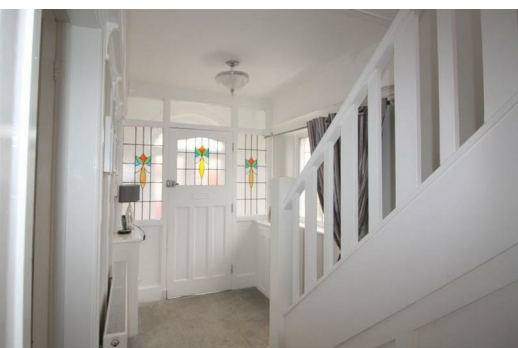
Offers In Excess Of £275,000

Berkeley Shaw are delighted to offer for sale this well presented 3 BEDROOM SEMI DETACHED FAMILY HOME is within walking distance of Crosby village and in the catchment area of several good local schools.

Located in the heart of CROSBY this property benefits from gas central heating, double glazing throughout and comprises of: porch, hallway, front dining room, rear lounge, kitchen, downstairs w.c. to the ground floor. Three bedrooms, and bathroom to the first floor.

There is off road parking for two vehicles to the front of the property and a lovely secluded rear gardens with laid artificial lawn for ease of maintenance, flagged patio area, timber outhouse.

Viewing is Highly Recommended



## Porch

With UPVC double glazed double doors and tiled flooring

## Hallway

13'8" x 6'3" (4.17 x 1.93)

Original stained glass windows to side and either side of wooden door, radiator plate rail, gas and electric meter cupboards and under stairs storage and W/C

## Cloak Room

Under stairs W/C with UPVC frosted double glazed window, low level CW corner wash hand basin , tiled walls and floor

## Dining Room

14'4" x 11'8" (4.39 x 3.57)

UPVC double glazed box bay window with lead light transoms to front, radiator, open fire place with tiled hearth, restored wooden flooring and picture rail

## Rear Lounge

15'6" x 11'3" (4.73 x 3.43)

UPVC double glazed French doors to rear with full length glass panels either side, radiator, marble fire surround and hearth with inset pebble effect gas fire, picture rail

## Kitchen

7'5" x 21'6" (2.28 x 6.57)

UPVC double glazed window overlooking rear garden, radiator, composite 1 and half bowl sink, gas hob, electric double oven, chimney style extractor fan, space and plumbing for washing machine, dish washer and tumble dryer, range of wall and base units with wood effect work top, breakfast bar, space for American style fridge freezer, UPVC door with frosted glass to side of property, part tiled walls and tiled flooring

## Landing

6'9" x 8'4" (2.08 x 2.55)

original stained glass window with secondary glazing to side , all original doors and handles and picture rail

## Bedroom 1

14'5" x 11'8" (4.396 x 3.56)

UPVC double glazed box bay window to front, radiator and feature tiled fire surround, fitted wardrobes and picture rail

## Bedroom 2

15'6" x 11'2" (4.74 x 3.42)

UPVC double glazed window to rear, radiator and original tiled fire surround, fitted wardrobes and picture rail

## Bedroom 3

6'4" x 8'9" (1.95 x 2.69)

UPVC double glazed window to front, radiator and picture rail

## Family Bathroom

6'9" x 9'5" (2.06 x 2.89)

UPVC double glazed frosted window to rear. chrome heated ladder towel rail, upright chrome radiator , paneled bath with mixer tap, low level WC, wall mounted contemporary wash hand basin, corner walk in shower cubicle with mains shower, tiled walls and floor, access to loft which we are informed has a loft ladder and houses the Vailant combi boiler

## Rear Garden

With patio areas, electric lights, astro turf and a shed with power and light

## Front of property

Walled front garden with block paving drive leading to a set of wooden gates accessing rear garden. Off road parking for 2 vehicles

