



2a Crosender Road, Crosby, Merseyside L23 3BB

Guide Price £172,000

BERKELEY SHAW are excited to bring to the market this updated THREE BEDROOM SEMI DETACHED HOME that is newly decorated throughout with modern tones and is offered with a lovely lounge and bright and airy kitchen diner that opens on to the well maintained rear enclosed garden. There are three bedrooms and a modern family bathroom. Please call 0151 924 6000 to book your early viewing now!!



Entrance Hallway

Lounge

14'5" x 11'9" (4.40 x 3.59)

With double glazed window to front. Laminate flooring. Radiator. Under stairs storage and door to kitchen.

Kitchen Dining Room

14'9" x 10'9" (4.52 x 3.30)

A bright and airy kitchen diner fitted with a range of bespoke hand made real wood kitchen comprising of base and wall units with complimenting work surfaces over, integrated fridge freezer, integrated dishwasher, fitted double oven. Double glazed window and patio doors that open on to the rear low maintenance garden.

First Floor

Storage cupboard Doors off to bedrooms one, two and three and family bathroom. We are informed by the vendor that the loft is boarded and has electric lighting

Bedroom One

11'10" x 8'6" (3.62 x 2.60)

Double glazed window to front, fitted wardrobes and feature wall. New pale grey Laminate flooring. Radiator.

Bedroom Two

11'1" x 8'6" (3.39 x 2.61)

Double glazed window to rear fitted wardrobes and feature wall . New carpeted flooring. Radiator.

Bedroom Three

7'10" x 6'0" (2.39 x 1.84)

Double glazed window to front.New pale grey Laminate flooring. Radiator.

Family Bathroom

5'11" x 5'5" (1.82 x 1.66)

Fitted with a modern suite with paneled bath with shower over, hand wash basin and WC. Double glazed obscured window to rear. Radiator.

Garden

The rear garden is mainly laid to paving for low maintenance with attractive borders and raised area for sitting out.

