



24 Orchard Dale, Crosby, Liverpool, Merseyside L23 2RJ

Offers In Excess Of £260,000

BERKELEY SHAW are delighted to offer for sale this exceptionally well presented THREE BEDROOM SEMI- DETACHED FAMILY HOME, situated along the ever popular ORCHARD DALE in the heart of Crosby. The property offers spacious living accommodation that has been tastefully decorated by the current owners and a stunning SOUTH WEST FACING rear garden, There is a single garage and plenty of off road parking. This property is located within the catchment area for some of the top ranked local primary and secondary schools. An internal inspection is highly recommended to appreciate this lovely family home.

Contact the office to book a viewing on 01519246000



Entrance Porch

A double glazed door into the entrance porch, with wooden floor and step up to the entrance hall. Wooden door with original leaded paned glass to sides.

Entrance Hall

With doors off to dining room, lounge and kitchen. Under stairs storage area. Stairs to first floor.

Dining Room

A lovely dining room with large double glazed bay window to front. Feature picture rails. Radiator. Gas fire with surround and mantle.

Lounge

A light and airy lounge with double glazed windows and patio doors opening on to the rear garden. Radiator. Feature gas fire.

Kitchen Breakfast Room

Fitted with a range of white base and wall units with complimenting grey work surfaces over incorporating sink unit. Double glazed window overlooking the rear garden and two double glazed windows to side. Double glazed door to side. Space for freestanding appliances. Part tiled walls. Laminate flooring.

First Floor

With feature double glazed bay window to side. Doors off to bedrooms one, two and three and family bathroom.

Bedroom One

Large double glazed bay window to front. Range of fitted wardrobes and matching bedroom furniture. Radiator.

Bedroom Two

Double glazed window to rear. Range of fitted wardrobes and shelves. Radiator.

Bedroom Three

Double glazed window to front. Range of built in wardrobes. Radiator.

Family Bathroom

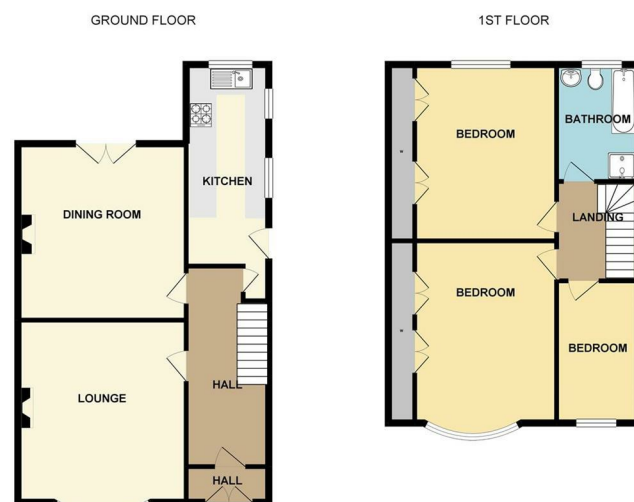
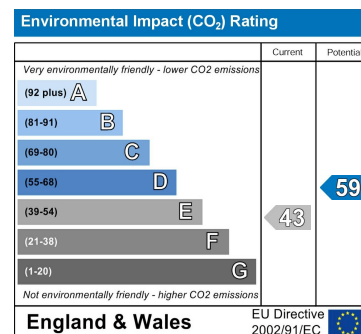
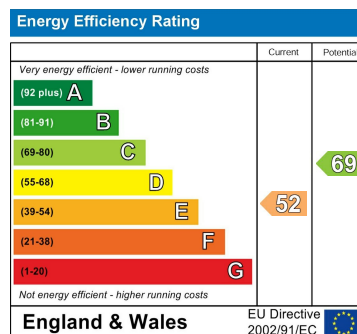
Fitted with a modern four piece suite comprising 3/4 cottage bath, shower cubicle, hand wash basin into vanity unit and WC. Double glazed obscured window to rear. Towel rail. Tiled flooring.

Rear Garden

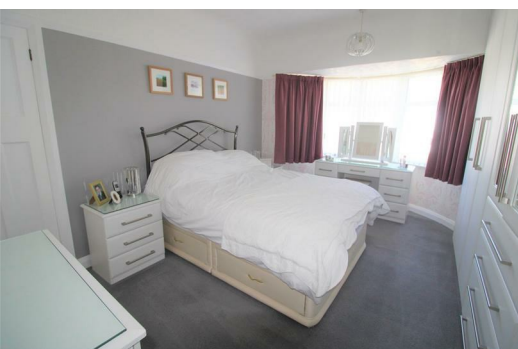
An exceptionally well maintained rear garden that is laid mainly to lawn with pretty flower and shrub borders and patio area for sitting out.

Garage and Parking

There is a single garage with power and light and up and over door. Driveway parking for cars.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, window, doors and any other items are approximate and do not constitute a contract for any particular dimensions. The plan is for illustrative purposes only and should not be relied upon for prospective purchase. The services, systems and appliances shown here are not tested and no guarantee will be given regarding its accuracy or the plan.



Berkeley Shaw Estate Agents Limited.
Company No. 0784754

Berkeley Shaw Real Estate Limited.
Company No. 05206927

