



18 Park View, Liverpool, Merseyside L23 4TD

Offers In Excess Of £400,000

This property has the WOW FACTOR.

This 4 BEDROOM property has a number of attractive reasons to live in it, but one main reason is for your chance to live in a property which has a BALCONY on the MASTER BEDROOM, overlooking the SOUTH EAST FACING GARDENS.

Ideally located near to the motorway network and Crosby Schools, this house is the ideal family home. It benefits from OFF ROAD PARKING for several cars, and a car port to the front.

To the ground floor there is an porch, an exceptional Entrance Hallway, Living Room, Lounge, Open Plan Kitchen Diner, WC, Shower Room, Games Room and access to the Decking area and Long Gardens.

To the first floor there are 4 bedrooms, family bathroom with jacuzzi, and separate WC. The gardens with water feature, Summer House and Orchard are attractive to both the adults and children!

This property is to be seen to be believed and is available for viewing via our Berkeley Shaw Crosby offices.



Porch

Tiled Floor

Entrance Hall

10'9" x 10'2" (3.3 x 3.1)

Original Hard Wood Floor; , Picture Rail and Panelling, Timber Effect Roof Beams, Radiator

Inner Hall

leading to the front lounge and kitchen

Living Room (Rear)

19'4" x 12'9" (5.9 x 3.9)

UPVC Sliding Patio Doors to Decking, Gas Fire, Marble Fire Surround, Radiator.

Lounge (Front)

13'1" x 13'1" (4 x 4)

"Lights both sides" UPVC Double Glazed Windows, 2 x Radiators, Electric Fire

WC

Low Level WC, Basin, Radiator

Kitchen-Diner

17'0" x 15'1" (5.2 x 4.6)

Assortment of Wall and Base Units, Island, Integrated Dishwasher, Double Oven, Microwave, Space for American Style Fridge Freezer,Gas Hob, Extractor Fan, Welsh Dresser, One and a Half Bowl Ceramic Sink with Drainer, Stainless Steel Taps together, 2 x Radiator, Velux Windows, UPVC Double Glazed Window. Leading to Utility Area

Utility Area

Games Room/Treatment Room/Versatile

14'9" x 10'5" (4.5 x 3.2)

UPVC Double Glazed Window Bay Window, 2 x Radiators,

Shower Room (WC)

6'2" x 5'10" (1.9 x 1.8)

Part Tiled, Shower Cubicle, Low Level WC with Vanity Cabinet. UPVC Double Glazed Window

First Floor Landing

15 x 10 (4.57m x 3.05m)

Large Built In Storage Cupboard

Bedroom 1 (Front)

13'1" x 12'1" (4 x 3.7)

Radiator, Light Both Sides UPVC Double Glazed Windows

Bedroom 2 (Front)

12'9" x 10'2" (3.9 x 3.1)

Radiator, UPVC Double Glazed Window,

Bedroom 3 (Master Suite-Balcony)

14'5" x 9'10" (4.4 x 3)

Railed Balcony, UPVC Patio Door, Radiator, Fitted Wardrobes and Storage

Bedroom 4 (Rear)

12'5" x 6'10" (3.8 x 2.1)

Radiator, UPVC Double Glazed Window

Bathroom

11'5" x 5'6" (3.5 x 1.7)

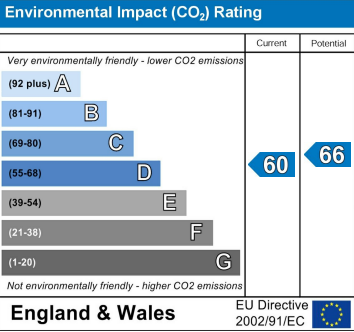
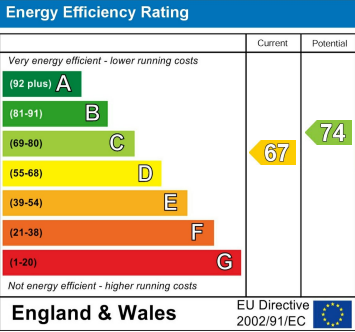
Fully Tiled, Jacuzzi Bath, Basin, Heated Towel Rail, UPVC Double Glazed Window.

WC

Low Level WC, UPVC Double Glazed Window, Tiled Floor

Gardens

Decking, Water Feature,/Pond, Summer House, Secret Orchard, Laid to Lawn



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The location, type and condition of items have not been tested and no guarantee as to their quantity or efficiency can be given. Made with Mapbox 12/2020

