



57 Edgemoor Drive, Liverpool, Merseyside L23 9UE

Offers In Excess Of £150,000

IDEAL FIRST HOME/INVESTMENT and REFURBISHMENT OPPORTUNITY: This 3 BEDROOM END TERRACE on the cusp of Crosby, has many of the aspirational features that are needed in a home.

The property benefits, on the ground floor from, Porch, Entrance Hallway, Living Room, Kitchen, Downstairs Shower/Wet Room.

To the first floor there are 3 x Bedrooms, a Bathroom and WC.

Externally there are gardens laid to lawn wrapping the corner plot, a driveway for 2 cars, and a paved path to the front door.

Please call our offices on 0151 924 6000 to arrange an early viewing.



UPVC Door way, Vinyl Floor

Entrance Hall

12'1" x 5'6" (3.7 x 1.7)

Radiator, Storage Under stairs, Meter Cupboard, Alarm

Living Room

13'5" x 11'9" (4.1 x 3.6)

Gas Fire, Marble Hearth, Radiator, UPVC Double Glazed Window

Dining Room

13'5" x 11'9" (4.1 x 3.6)

Gas Fire, Tiled Surround, Timber Frame Window x 2,
Storage Cupboard

Kitchen

8'10" x 5'6" (2.7 x 1.7)

Assortment of Wall and Base Units, Vinyl Floor,
Freestanding gas cooker, Plumbing for washing machine,
part tiled, Stainless steel basin,

Shower Room (Downstairs)

8'2" x 5'10" (2.5 x 1.8)

Part Tiled Wet Room , Shower, Low Level WC, Basin,
Radiator

Bathroom

5'6" x 4'7" (1.7 x 1.4)

Bath, Pedestal Wash Basin, Tiled Walls

WC

5'6" x 2'3" (1.7 x 0.7)

Tiled Walls, Low Level WC

Bedroom 1 (Master)

12'1" x 10'5" (3.7 x 3.2)

UPVC Double Glazed Window, Radiator, Fire Place with tiled surround

Bedroom 2

9'10"x 9'6" (3x 2.9)

Storage Cupboards x 2, Combi Boiler, Timber Frame Window Frame

Bedroom 3

8'6" x 8'6" (2.6 x 2.6)

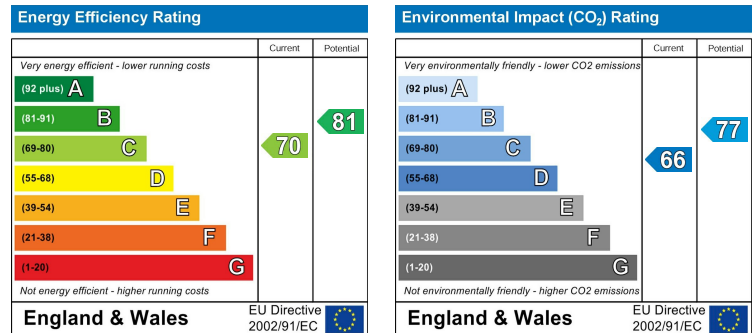
Radiator, Built-in Storage, UPVC Double Glazed Window

External Front

Flagged Path way to front, Garden Laid to Lawn which bends round to side/rear Double Driveway

External Rear/Side

Flagged Patio, Shrubs, bedding, Gate to side for access from Double Driveway



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement 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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