



98 Chesterfield Road, Liverpool, Merseyside L23 9TS

Offers In Excess Of £225,000

BERKELEY SHAW are pleased to present a REFURBISHMENT opportunity on a 3 BEDROOM semi-detached property in the heart of CROSBY.

Ideally located opposite the much sought after school of Chesterfield High School, the property also benefits from a driveway to garage, porch, hallway, cloakroom, 2 reception rooms, kitchen, lean to/extension to the ground floor. On the first floor are 3 bedrooms, WC, shower room.

To the front and rear are mature gardens laid to lawn.

This is an excellent opportunity to add value to a property in a popular residential area and viewings are strictly by appointment via Berkeley Shaw Crosby on 0151 924 6000.



Front Exterior

Driveway leading to garage, garden laid to lawn with shrubber, flagged

Porch

3'11" x 2'11" (1.2 x 0.9)
Tiled floor,

Hallway

12'1" x 7'6" (3.7 x 2.3)
Window, Radiator, storage downstairs

Cloakroom

2'11" x 2'7" (0.9 x 0.8)
timber window, shelving and storage

Front Reception

12'1" x 11'9" (3.7 x 3.6)
Parque floor, Radiator, UPVC Double Glazed Window

Rear Reception

15'8" x 11'9" (4.8 x 3.6)
2 x Radiators, UPVC Double Glazed Window/Patio door,
Built in storage, Gas Fire

Kitchen

10'9" x 7'6" (3.3 x 2.3)
Assortment of wall and base units, pantry, UPVC Double Glazed Window, partly tiled

Lean to

33'1" x 7'6" (10.1 x 2.3)
Storage, WC, Shower room, access to Garage

Garage

17'0" x 7'2" (5.2 x 2.2)

Landing

Lead lined stained glass window with secondary glazing,

Separate W.C

4'11" x 2'3" (1.5 x 0.7)
Low Level WC, UPVC Double Glazed Window

Bathroom

7'2" x 5'10" (2.2 x 1.8)
Radiator, UPVC Double Glazed Window, Cupboard with Combi Boiler, shower cubicle, pedestal wash basin,

Front Bedroom

15'1" x 11'9" (4.6 x 3.6)
Integrated, Wardrobes,Radiator, UPVC Double Glazed Window

Rear Bedroom

13'1" x 11'9" (4 x 3.6)
Fitted Wardrobes,Radiator, UPVC Double Glazed Window

Bedroom Three

8'10" x 7'6" (2.7 x 2.3)
Radiator, UPVC Double Glazed Window

Rear Exterior

Flagged patio, mature garden laid to lawn with shubbery and access to outhouse

