



26 Kelvinside, Liverpool, Merseyside L23 0RH

Asking Price £299,950

How about an IMMACULATE 4 BED semi-detached home in the Heart of Crosby which boasts character, class and warmth throughout?

This special property has been tastefully restored to its former glory and has exquisitely mixed modernity and tradition.

The ground floor has a front reception room and kitchen/diner. To the first floor there are 3 bedrooms and a family bathroom whilst the second floor has a further bedroom with an en suite shower room..

Please contact Berkeley Shaw to arrange a suitable and timely viewing.



Front Exterior

Gravelled area and block paved path.

Porch

5'6" x 2'11" (1.7 x 0.9)

Two cupboards housing gas and electric meters, alarm, tiled floor.

Hallway

14'1" x 5'6" (4.3 x 1.7)

Traditional radiator, under stairs storage, oak floor.

Front Reception Room

UPVC double glazed windows, gas fire with wrought iron surround, radiator, oak floor.

Kitchen / Diner

19'0" x 13'9" (5.8 x 4.2)

Range of wall and base units, granite worktops, Belfast sink, gas range with extractor hood, integrated fridge freezer, dishwasher, washing machine and microwave, Wood burner with timber surround, vertical radiator, oak floor, UPVC double glazed window, UPVC double glazed patio doors to rear garden,

Stairs to First Floor

UPVC double glazed window

Bedroom 1

13'5" x 11'5" (4.1 x 3.5)

UPVC double glazed window, radiator.

Bedroom 2

14'9" x 12'1" (4.5 x 3.7)

UPVC double glazed window, radiator.

Bedroom 3

8'10" x 6'6" (2.7 x 2)

UPVC double glazed window, radiator.

Family Bathroom

7'10" x 7'6" (2.4 x 2.3)

Low level WC, pedestal sink, traditional double ended bath with shower attachment, storage cupboard, part tiled walls, wooden floor, traditional radiator, UPVC double glazed window.

Stairs to Second floor

Bedroom 4

16'0" x 10'5" (4.9 x 3.2)

UPVC double glazed window, Velux window, storage cupboards, radiator.

En Suite

6'2" x 5'6" (1.9 x 1.7)

Low level WC, sink with vanity unit, walk in shower, tiled walls and floor, UPVC double glazed window.

Rear Exterior

South facing garden with paved patio area, borders with established plants, astro turf, outbuildings.

