



73 Manor Road, Liverpool, Merseyside L23 7US

£399,995

NO CHAIN

This fantastic sized four double bedroom character home is set within the heart of Crosby. A stones throw away are some of the finest primary and secondary schools in the area, whilst Crosby village with its selection of shops, bars and restaurants are within easy access along with transport links, Crosby beach with the award winning 'Antony Gormley Iron men' statues along with beautiful walks across open fields. This spacious residence has been completely renovated to a luxury standard and viewing is highly recommended



Hallway

Hardwood entrance door and window to side, wood flooring, radiator. Glass and oak feature staircase leading to first floor with under stairs storage.

WC

Low level WC wash hand basin. Tiled walls and flooring.

Lounge

16'0" x 11'10" (4.9 x 3.62)

UPVC double glazed bay window, wood flooring, radiator. Living flame fire inset into chimney breast.

Family Room

16'1" x 11'10" (4.91 x 3.62)

Wood burning dual fuel burner inset into granite insert with wood surround. Wood flooring, radiator. UPVC double glazed French doors leading to garden. Opening to:

Kitchen Diner

26'6" x 8'10" (8.10 x 2.70)

Bespoke kitchen units comprising of wood block top inset with sink unit with ornate tiled splash backs. Integrated fridge/freezer. Electric double oven, five burner gas hob with extractor fan over. UPVC double glazed windows to side and rear with door to side. Wood flooring. Radiator. Recessed lighting to ceiling.

Landing

UPVC double glazed window to side.

Master Bedroom

13'9" x 11'9" (4.2 x 3.59)

UPVC double glazed bay window, radiator. Fitted wardrobes.

En Suite

10'8" x 3'9" (3.27 x 1.15)

Modern white suite comprising of step in shower cubicle. Wash hand basin inset into vanity unit with concealed cistern WC. Tiled walls and flooring. Radiator/towel rail. UPVC double glazed window.

Bedroom 2

11'6" x 10'10" (3.53 x 3.31)

UPVC double glazed window, radiator. Fitted wardrobes

Bedroom 3

16'9" x 9'1" (5.11 x 2.79)

UPVC double glazed window, radiator.

Bedroom 4

12'7" x 8'2" (3.86 x 2.51)

UPVC double glazed window, radiator.

Family Bathroom

10'5" x 5'11" (3.2 x 1.81)

Luxury white suite comprising of panel bath with shower attachment over. Separate double shower cubicle, low level WC, wash hand basin. Tiled walls and flooring, radiator/towel rail. UPVC double glazed window.

Garage

17'8" x 7'10" (5.40 x 2.39)

Up and over door. Power and light laid on. Accessed via block paved driveway affording parking for cars.

Outside

The rear garden offers a sunny west facing aspect. Laid to lawn with mature borders - well stocked with plants, trees and shrubs. Paved patio areas.

Front garden is well screened with hedges. Lawned area with shrubs.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
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Very environmentally friendly - lower CO ₂ emissions		
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