



1 Trevor Drive, Liverpool, Merseyside L23 2RN

Offers In Excess Of £230,000

Would you like to live within a stone's throw of Crosby Village?

This 3 BED SEMI is an ideal family home, and given its locality to popular primary and secondary schools, will be an excellent buy.

Following some refurbishment, this property would be ideal for a first time buyer or young family.

Benefiting from off road parking, garage, and gardens, this is a property with significant potential.

On the ground floor there is an entrance hallway, reception room and kitchen.
To the first floor are 3 bedrooms and a Bathroom room.

Externally there is a driveway, garage and gardens.

Call now to book your viewing.



Vestibule

2'7" x 7'10" (0.8 x 2.4)

Enclosed Vestibule with tiled floor

Hallway

12'5" x 8'10" (3.8 x 2.7)

Spacious hallway currently set up as an office, radiator

Living Room

16'0" x 11'9" (4.9 x 3.6)

UPVC double glazed window and radiator

Kitchen

12'5" x 8'10" (3.8 x 2.7)

UPVC double glazed window, range of wall and base units incorporating breakfast bar, sink with mixer tap, gas hob with extractor fan above, electric oven, plumbed for washing machine and space for fridge freezer. Part tiled walls and access to rear garden

Landing

9'6" x 5'6" (2.9 x 1.7)

Bedroom 1

19'0" x 9'10" (5.8 x 3.0)

UPVC double glazed window to the rear with views over the playing fields, radiator

Bedroom 2

11'1" x 9'2" (3.4 x 2.8)

UPVC double glazed window to the front, radiator and laminate flooring

Bedroom 3

9'2" x 5'10" (2.8 x 1.8)

UPVC double glazed window, radiator

Bathroom


10'2" x 5'2" (3.1 x 1.6)

UPVC double glazed window, panelled bath, pedestal wash hand basin tiled walls, radiator

Outside

To the front of the property there is a driveway with parking leading to double wooden gates which lead on to the single garage which has power and an alarm. There is also a storage room which also has power. To the rear of

the property there is a secluded garden laid to lawn and patio area.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	57	83
(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		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO ₂ emissions		
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