



## 49 Alexandra Road, Liverpool, Merseyside L23 7TB

Offers In Excess Of £350,000

WOW FACTOR!!!!

An Elegant, Stylish and Spacious Property, Full of Character, set in the Heart of Crosby This is your unique Opportunity to acquire a 5 BEDROOM property within a stone's throw of the well know "Duck Pond" and a short walk to both the train station and Crosby Village. The property is set within the catchment area of the most desirable primary and secondary schools in Sefton.

To the ground floor is an Entrance Hallway, 2 Reception Rooms, Kitchen and a Utility Room with WC.  
To the first floor is a family bathroom and 3 Bedrooms. There are a further 2 bedrooms to the second floor.

This really is a property that you don't want to miss. Call us to arrange your viewing.



## Hallway

23'11" x 3'3" (7.3 x 1)

Tiled vestibule, parquet floor, radiator.

## Reception Room 1

11'9" x 17'8" (3.6 x 5.4)

UPVC double glazed window, radiator, gas fire with tiled insert and surround.

## Reception Room 2

10'9" x 17'8" (3.3 x 5.4)

UPVC bay window, radiator, log burner with surround, storage cupboard.

## Kitchen

9'10" x 19'8" (3 x 6)

Range of wall and base units, granite worktops, space for Range cooker and American style Fridge freezer, extractor fan, sink, radiator, velux windows x 2, UPVC patio doors to rear.

## Shower / Utility Room

6'6" x 4'11" (2 x 1.5)

Walk in (fully tiled) shower cubicle., plumbing for washing machine, space for dryer, base units with worktop, radiator, wooden flooring.

## WC

4'3" x 2'7" (1.3 x 0.8)

Low level WC, sink, UPVC double glazed window. wooden flooring.

## First Floor

### Bedroom 1 front

14'1" x 14'5" (4.3 x 4.4)

UPVC double glazed window x 2, radiator, fitted wardrobes, cast iron fire with surround.

### Bedroom 2 front

11'5" x 17'8" (3.5 x 5.4)

UPVC double glazed window x 2, radiator.

### Bedroom 3 rear

10'5" x 10'2" (3.2 x 3.1)

UPVC double glazed window, radiator, fitted wardrobes and shelves.

## Family Bathroom

5'10" x 7'10" (1.8 x 2.4)

Low level WC, Sink with vanity unit and storage cupboard over head, roll top bath, part tiled walls, vinyl floor, radiator, UPVC double glazed windows x 2.

## Loft

### Room 1

18'0" x 14'1" (5.5 x 4.3)

UPVC double glazed window, radiator.

### Room 2

11'9" x 11'5" (3.6 x 3.5)

UPVC double glazed window, radiator.

## Rear Garden

Patio and decked area

## Front Garden

Tiled pathway to front door.

