



**26 Manor Road, Liverpool, L23 7XJ**

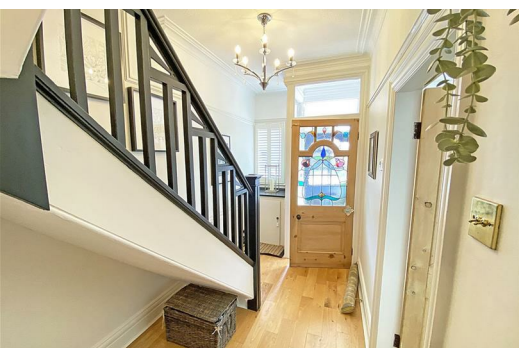
**Asking Price £410,000**

BERKELEY SHAW are delighted to present for sale this simply stunning semi-detached house in Crosby. This 4 BED SEMI DETACHED property is an ideal family home, and given its locality to popular primary and secondary schools, will be an excellent buy.

The property has been renovated and modernized to an exceptional standard throughout whilst retaining some original features.

On the ground floor there is an entrance hallway, front lounge, rear reception room open to open plan kitchen / diner and garden room. To the first floor are 4 bedrooms and a family bathroom. There is an easily maintained entertaining space to the rear of the property.

Make an early viewing with us on 0151 924 6000





### Vestibule

Open porch leading to vestibule with original tiled floor and door with stained glass

### Hallway

Wooden flooring, radiator and turned staircase

### Front Lounge

13'1"3'3" x 13'1"16'4" (4'1 x 4'5)

Original stained glass box bay window, feature fire surround

### WC

Low level WC, wall mounted wash hand basin

### Kitchen

13'1"9'10" x 9'10" (4'3 x 3)

Range of wall and base units with quarts worktops, integrated washing machine and dishwasher, gas range and contemporary radiator. open to Garden room with bi fold doors onto rear garden

### Garden Room

12'5" x 10'2" (3.8 x 3.1)

Wooden flooring, velux windows x 2, UPVC window and bifold doors, radiator

### Rear Sitting Room

19'0" x 9'2" (5.8 x 2.8)

Wood burner, radiator, wooden flooring

### Master Bedroom

12'1" x 11'9" (3.7 x 3.6)

UPVC double glazed window, radiator

### Bedroom 2 Rear

12'5" x 10'2" (3.8 x 3.1)

UPVC double glazed window, radiator

### Bedroom3

11'5" x 8'10" (3.5 x 2.7)

UPVC double glazed window, radiator

### Bedroom 4

8'6" x 8'6" (2.6 x 2.6)

UPVC double glazed window, radiator

### Family Bathroom

Frosted window, paneled bath with shower over and glass shower screen, low level WC wash hand basin

### Outside

To the front of the property there is off road parking for 2 vehicles and to the rear of the property there is an enclosed garden with 2 patio areas

| 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 <sub>2</sub> ) Rating                  |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) A   |         |                         |
| (81-91) B   |         |                         |
| (69-80) C   |         |                         |
| (55-68) D   |         |                         |
| (39-54) E   |         |                         |
| (21-38) F   |         |                         |
| (1-20) G  |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales   |         | EU Directive 2002/91/EC |

