



16 Hillary Drive, Liverpool, Merseyside L23 9SZ

Offers In Excess Of £145,000

Do you want to live in an area which has Good Schools and is accessible to the Seafront, Southport and within easy commute to Liverpool and the Motorway networks?

BERKELEY SHAW are pleased to present this lovely 3 BEDROOM semi detached property in Crosby.

This well proportioned accommodation, which benefits from central heating and double glazing, comprises of hallway, reception rooms, kitchen / diner and conservatory to the ground floor. To the first floor there are 3 bedrooms and a family bathroom.

The rear garden is laid to lawn with plants, shrubs, and patio area. The property is well suited to a family, first time buyer or investor alike.

Please call us now to arrange your early viewing.



Porch

Hall

Lounge

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

UPVC double glazed bay window, radiator, gas fire.

Kitchen / Diner

19'8" x 9'2" (6 x 2.8)

Range of wall and base units, sink with mixer tap, oven with gas hob and extractor fan, space for fridge freezer, space for washing machine and dryer, part tiled walls, tiled floor, UPVC double glazed window x 2

Conservatory

10'2" x 13'5" (3.1 x 4.1)

UPVC double glazed conservatory with tiled floor

Bedroom 1 Front

12'5" x 11'5" (3.8 x 3.5)

UPVC double glazed window, radiator, fitted wardrobes.

Bedroom 2 Rear

13'5" x 9'2" (4.1 x 2.8)

UPVC double glazed window, radiator

Bedroom 3 Front

7'6" x 8'2" (2.3 x 2.5)

UPVC double glazed window, radiator

Family Bathroom

5'10" x 7'6" (1.8 x 2.3)

Low level WC, pedestal sink, bath with mixer tap, tiled walls, tiled floor, UPVC double glazed window.

Loft

Ladder access

Outside

To the front there is a grassed area and established plants. The rear is laid to lawn with a patio area, established plants and shed to the side.

