BerkeleyShaw

35 Liverpool Road Great Crosby Liverpool L23 5SD 0151 924 6000 www. berkeleyshaw.com



23 Fir Road, Liverpool, Merseyside L22 4QL Offers In Excess Of £350,000

BERKELEY SHAW are delighted to present for sale this simply stunning semi-detached house in Waterloo. This 4 BED SEMI DETACHED property is an ideal family home, and given its close proximity to Crosby village and excellent schools, local shops, parks and transport links, 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 a vestibule, hallway, 2 reception rooms, kitchen and WC. To the first floor there are 4 bedrooms and a family bathroom.

Arrange an early viewing with us on 0151 924 6000



Vestibule

6'2" x 3'3" (1.9 x 1) Tiled floor, meter cupboards

Hallway

16'8" x 6'2" (5.1 x 1.9) Tiled floor, under stairs storage

Reception Room 1

14'1" x 13'9" (4.3 x 4.2)

UPVC double glazed window, gas fire with surround, There is a paved area to the front. To the rear is a spacious courtyard garden and there is a lean to at the side of the

Reception Room 2

11'9" x 14'1" (3.6 x 4.3)

UPVC double glazed patio doors, gas fire with surround, radiator.

Kitchen

18'8" x 9'10" (5.7 x 3)

Range of wall and base units, quartz worktops, double cooker, extractor fan, stainless steel sink with mixer tap, integrated dishwasher, integrated washing machine, integrated tumble dryer, integrated fridge and freezer, UPVC double glazed windows x 2, UPVC double glazed sliding doors to rear, tiled floor.

WC

6'10" x 2'3" (2.1 x 0.7)

Low level WC, sink with vanity unit, UPVC double glazed window

Stairs to first floor Split landing, UPVC double glazed window

Bedroom 1 Front

12'9" x 11'5" (3.9 x 3.5) UPVC double glazed window, radiator

Bedroom 2

14'1" x 11'9" (4.3 x 3.6) UPVC double glazed window, radiator

Bedroom 3 Front 11'5" x 7'6" (3.5 x 2.3) UPVC double glazed window, radiator

Bedroom 4 Rear

9'6" x 9'2" (2.9 x 2.8) UPVC double glazed window, radiator

Family Bathroom

8'6" x 6'6" (2.6 x 2)

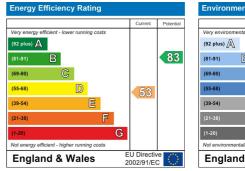
Low level WC, pedestal sink, roll top bath, walk in shower, UPVC double glazed window x 2, tiled floor.

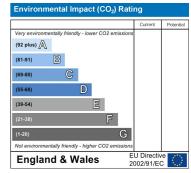
Lean to

19'8" x 3'3" (6 x 1) Used for Storage

Outside

There is a paved area to the front. To the rear is a spacious courtyard garden and there is a lean to at the side of the property, currently used for storage. There is a pergola and timber gate to rear.







1ST FLOOR









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