



43 Alexandra Road, Liverpool, Merseyside L23 7TB

Offers In Excess Of £320,000

Berkeley Shaw are pleased to offer for sale this double fronted mature semi detached family home. The property is within walking distance to Crosby Village and local schools. The spacious accommodation comprises: vestibule, hall, lounge, dining room, fitted kitchen and utility to the ground floor and three bedrooms and family bathroom to the first. Outside front garden with side gate to rear and rear garden paved and lawned.

The owners have retained many of the properties original features including a stunning turning staircase leading to the first floor.

We advise early viewing to avoid disappointment, to view call 01519246000



Vestibule

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Lounge

15'1" x 11'1" (4.6 x 3.4)

Bay window, wooden flooring, duel fuel log burner, double glazed windows, picture rail, 1 radiator

Dining Room

11'9" x 10'9" (3.6 x 3.3)

wooden floor, feature fireplace, double glazed windows and radiator

Kitchen

11'9" x 8'2" (3.6 x 2.5)

A range of wall and base units, electric hob and double oven (gas), integrated microwave, extractor. Tiled floors and radiator.

Utility

9'6" x 6'2" (2.9 x 1.9)

A range of wall and base units.

Landing

Turning staircase, original features

Bathroom

7'10" x 5'2" (2.4 x 1.6)

Bath with shower over, washing hand basin and w/c

Bedroom One

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

Double bedroom, original feature fireplace. original coving and picture rails

Bedroom Two

14'1" x 11'5" (4.3 x 3.5)

Double bedroom, original feature fireplace. original coving and picture rails


Bedroom Three


9'2" x 8'6" (2.8 x 2.6)

Double bedroom, original feature fireplace. original coving and picture rails

Outside

Walled with gate to front and gate to side, rear garden laid to lawn paved area.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		66	
(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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 



While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their availability or efficiency can be given. Plans valid through 12/2022

