



94 Alexandra Road, Liverpool, Merseyside L23 7TG

Offers Over £260,000

We are thrilled to bring to the market this recently, FULLY renovated three bedroom, semi detached family home situated in a popular road in Crosby. This well presented home is close to Crosby Village, transport links and a range of popular primary, secondary and private schools. The property briefly comprises of ; Drive, Entrance hall, Lounge with bay window, second reception room which is open plan with the newly fitted kitchen.

To the first floor there are three double bedrooms and a family bathroom.

The property boasts NO CHAIN -

We advise booking your viewing early to avoid missing out!

To book a viewing call 01519246000



Hall
12'1" x 5'10" (3.7 x 1.8)
Wood flooring, Pvc front door, radiator

Lounge
11'1" x 11'1" (3.4 x 3.4)
PVC bay window, radiator, carpet


Second reception room
12'9" x 11'1" (3.9 x 3.4)
Open plan with Kitchen, wooden floor and doors to garden

Kitchen
6'6" x 10'2" (2 x 3.1)
Open plan with reception room, a range of wall and base units, integrated electric oven, gas hob and extractor. Has plumbig for washing machine and space for fridge freezer

Bedroom One
10'9" x 13'9" (3.3 x 4.2)
Double bedroom to the rear with caropets, radiator, double glazed window, original fireplace

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

Bedroom Three
7'6" x 7'10" (2.3 x 2.4)

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 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		
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Not environmentally friendly - higher CO ₂ emissions		
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