



**50 College Road, Liverpool, Merseyside L23 0RP**  
**Offers Over £280,000**

Situated within a desirable and popular location, this three-bedroom character semi-detached residence offers a separate one-bedroom annex ideal for any buyer who needs ground-floor accommodation. The property is beautifully decorated with a modern kitchen and bathroom. College road is ideal for a selection of local shops, restaurants, coffee shops. A short walk is some of Crosby's finest schools, transport links and Crosby beach. The property briefly comprises of entrance hallway with WC off. Lounge, dining room and kitchen to the ground floor. On the first floor are three bedrooms and a bathroom. Outside is an annex which is currently used as a bedroom with a wet room. Private garden to the rear with a shared driveway to the side and a parking space to the front. The property has been installed with UPVC double glazing and gas central heating.





## HALL

18'2" 6'4" (5.54 x 1.95)

Tiled floor, double glazed window, storage understairs

## WC

Low-level WC, glass sink, UPVC double-glazed window, tiled floor

## Lounge

15'10" x 13'2" (4.83 x 4.02)

UPVC double-glazed bay window, gas fire, laminate floor., radiator

## Dining Room

14'7" x 11'2" (4.46 x 3.42)

UPVC double-glazed patio doors to garden, laminate floor, radiator, telephone socket

## Kitchen

9'0" x 15'6" (2.75 x 4.74)

Range of modern wall and base units, stainless steel sink, space for a range cooker, extractor fan, UPVC double-glazed windows 2x, space for American-style fridge, space for washing machine, combi boiler

## Rear Garden

Patio area, lawn, selection of trees and shrubs, UPVC door to a shared drive, tap

## Annex Bedroom

10'5" x 14'1" (3.2 x 4.3)

UPVC double-glazed window, radiators 2x, UPVC double-glazed door, laminate floor

## Wet Room

5'2" x 6'2" (1.6 x 1.9)

Low-level WC, pedestal sink, shower, tiled walls and floor, extractor fan

## Landing

7'10" x 11'1" (2.41 x 3.39)

UPVC double-glazed window, storage cupboard, loft access with ladder boarded with light

## Bedroom 1

12'4" x 16'5" (3.76 x 5.01)

UPVC double-glazed bay window, radiator, fitted wardrobe

## Bedroom 2

12'5" x 13'3" (3.81 x 4.06)

UPVC double-glazed window, radiator

## Bedroom 3

7'5" x 9'0" (2.28 x 2.75)

UPVC double-glazed bay window, radiator

## Family Bathroom

8'3" x 7'3" (2.52 x 2.22)

UPVC double-glazed windows 2x, low-level WC, corner jacuzzi bath, glass sink with mixer tap, walk-in multi-jet shower, tiled floor and walls

## Front Garden

Off-road parking, shared drive

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 82        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  | 69                      |           |
| (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 |           |

GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, rooms and any other items are approximate and not necessarily to scale. For any enquiries or discrepancies, this plan is for illustrative purposes only and should be used as such for any prospective purchaser. The seller, systems and equipment shown are not to be taken as a guarantee as to their quantity or efficiency can be given. Make well Message 02022



Berkeley Shaw Estate Agents Limited.  
Company No. 0784754

Berkeley Shaw Real Estate Limited.  
Company No. 05206927

