



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			
(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			
(1-20) G			
Not environmentally friendly - higher CO ₂ 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 here, measurements of areas, volumes, rooms and any other items are approximate and not necessarily to scale. For any enquiries or measurements, please contact the agent. This plan is for illustrative purposes only and should be used as a guide only. The agent, its agents, systems and equipment are not responsible for any errors or omissions, and no guarantee is given as to their quantity or efficiency can be given. www.berkeleyshaw.co.uk



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