



## 43 Little Crosby Road, Liverpool, Merseyside L23 2TF

**Offers In Excess Of £399,995**

We have an opportunity for you to acquire a 4 BEDROOMED, SEMI DETACHED house in the heart of Crosby. the property is a short walk to the local amenities of bars, restaurants and of course the very popular schools.

The property comprises of entrance hall, 2 reception rooms, sun room, kitchen/ diner, downstairs WC to the ground floor. To the first floor there are 4 bedrooms, family bathroom and separate WC. There is a loft space which is accessed via ladders.

Externally there is a garage, car port and established rear garden with patio area, 2 greenhouses and shed. The front garden is laid to lawn with driveway with parking for several cars.





Porch

Glazed storm doors, tiled floor, feature front door with lead light glass, side lead light glass panels.

Hall

18'4" x 5'10" (5.59 x 1.80)

Meter cupboards, under stairs cupboard, radiator, stairs to first floor.

Front Lounge

20'5" x 15'0" (6.23 x 4.59)

Double glazed box bay window with lead light transoms, double glazed window to front with lead light transoms, wooden fire surround, coal affect gas fire with marble hearth, 3 radiators.

Rear Lounge

15'10" x 11'11" (4.83 x 3.64)

Wooden fire surround with coal effect gas fire, marble hearth, fitted wooden cupboards, velux window, radiator, double glazed patio doors to

Sun Room

7'3" x 13'0" (2.22 x 3.98)

double glazed windows, vinyl effect tiled floor, double glazed patio doors to rear garden.

Kitchen / Dining area

17'11" x 8'0" (5.48 x 2.44)

UPVC double glazed windows x 2, velux window, range of wall and base units, one and a half stainless steel sink with mixer tap, half tiled walls, free standing Canon gas cooker with stainless steel extractor above, freestanding dishwasher, wooden flooring, radiator.

Utility Room

10'10" x 5'5" (3.31 x 1.66)

UPVC double glazed window to rear, range of wall and base units, stainless steel sink with drainer, freestanding washing machine, radiator.

WC

5'4" x 2'7" (1.63 x 0.79)

Low level WC, wash basin, extractor fan, frosted window to side, fully tiled walls and floor.

Landing

Loft access with ladder, storage cupboard

Bedroom 1

15'1" x 12'11" (4.61 x 3.95)

Double glazed box bay window, fitted cupboard with shelving, radiator.

Bedroom 2

13'2" x 9'4" (4.03 x 2.86)

UPVC double glazed window to rear, fitted wardrobes with storage above, radiator.

Bedroom 3

10'1" x 8'11" (3.08 x 2.73)

UPVC double glazed window to rear, fitted wardrobes with storage above, radiator.

Bedroom 4

7'3" x 11'5" into bay (2.23 x 3.49 into bay)

double glazed bay window to front, radiator

Loft Room

13'5" x 13'9" (4.09 x 4.21)

Velux windows x 2, fully boarded, fitted desk area, storage area.

Family Bathroom

5'9" x 6'3" (1.76 x 1.93)

UPVC double glazed window to side, panelled bath with electric shower over, pedestal wash basin, part tiled walls, radiator.

WC

UPVC double glazed frosted window to side, low level WC, part tiled walls.

Garage

Wooden doors, windows to rear and side, fitted with electric supply.

Car Port

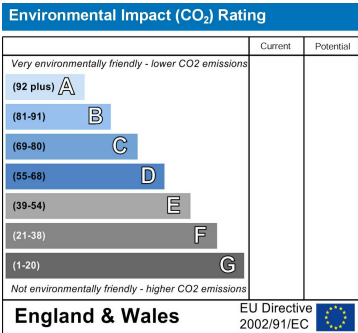
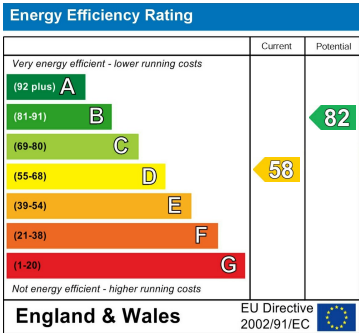
Fitted doors, fitted with electric supply.

Rear Garden

Laid to lawn, established shrubs and bushes, pond, 2 greenhouses, shed, patio area, outside tap.

Front Garden

Laid to lawn, established shrubs and bushes, block paved drive, parking for several cars



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of plots, buildings, grounds and any other items are approximate and no responsibility is taken for any error. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metagen 12/2023



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