



1 Earls Close, Crosby, L23 3BU

Offers Over £360,000

If you are looking for a fantastic family home in the heart of L23, this may be the property for you!

Occupying a prominent position on Earls Close L23, this extended three-bedroom semi-detached home is brought to the sales market by Berkeley Shaw Real Estate. The surrounding area is ideal for families or professionals with fantastic local schooling, excellent shopping facilities, strong transport links, restaurants, cafes and a variety of local bars. The property has undergone significant renovation by the current owners and has potential for further development subject to necessary planning and building regulation consent.

Set out across two floors, the accommodation comprises; inviting entrance hall with parquet flooring, under stairs storage and is flooded with natural light via the velux window. The bay fronted sitting room is the ideal space to relax on a winter evening and boasts a cast iron open fire. To the rear of the property is a generous sitting room with a feature fireplace and double doors leading to the rear garden. The kitchen diner is the perfect space for entertaining or dining as a family and boasts ample storage with a range of integrated appliances. Completing the ground floor layout is a utility room and separate WC. Rising to the first floor, the landing gives access to three good-sized bedrooms and a modern four-piece bathroom. The loft space is ideal for conversion and currently provides a generous space for storage. Externally, the property boasts a large garage, secure driveway parking with electric gate and a good-sized rear garden with decked area, laid to lawn & mature borders. Further benefits to the property include double glazing, gas central heating and no onward chain.

Get in touch straight away for a viewing!



Entrance Hall

Parquet flooring, radiator, double glazed window & velux window.

WC

Wc, basin, parquet floor, double glazed window & towel radiator.

Sitting Room

Parquet floor, radiator, cast iron open fireplace, & double glazed windows to bay.

Living Room

Parquet floor, radiator, double glazed doors to garden & cast iron open fireplace.

Kitchen Diner

Range of wall & base units, stainless steel sink & drainer, double doors to garden, double glazed window, radiator, velux window, tiled back splash, integrated dishwasher, spotlights & kick board heater.

Utility Room

Range of wall & base units, space for washing machine & tumble dryer, tiled back splash, extractor fan & double glazed window.

Landing

Double glazed window, loft access & access to first floor rooms.

Bedroom 1

Double glazed windows to bay, radiator, laminate floor & feature fireplace.

Bedroom 2

Double glazed window, radiator, laminate floor & feature fireplace.

Bedroom 3

Double glazed window, radiator & laminate floor.

Bathroom

Double glazed window, Wc, basin, bath with hand shower, walk in shower, tiled walls, extractor fan & towel radiator.

Externally

Walled and gated front garden with electric gate providing secure parking., mature borders, Indian stone path & lawned area. Garage with electric up & over door. Rear garden provides laid to lawn, mature borders and decked area.

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		
(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 floorplan contained here, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given. Made with Metaplan (2021)



TOTAL FLOOR AREA: 1341 sq ft (124.6 sq m) approx.
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