



129 St. Michaels Road, Liverpool, L23 7UL

Offers Over £385,000

If you are in the market for an ideal family home with the potential to extend subject to necessary planning, this could be the ideal home for you.

Berkeley Shaw are delighted to offer for sale this spacious three-bedroom semi-detached home situated on St Michael's Road L23. The home is situated on a generous plot, boasting off-street parking, a stunning rear garden and fantastic views out from the rear of the home. The surrounding area offers an excellent array of amenities with superb local schooling making this the perfect home for families. Crosby Village is also within walking distance which offers a range of shops, cafes, restaurants and bars.

Set out across two floors, the accommodation briefly comprises; enclosed porch, spacious entrance hall with WC/cloaks room. To the front of the home is a spacious front living room which is bathed in natural light via the generous bay and is the perfect space to relax on an evening. To the rear of the property is a generous kitchen diner. This is a great space to entertain guests and is the heart of the home. The area offers a range of integrated appliances and sliding doors out to the generous rear garden. Ascending to the first floor, the generous landing gives access to three double bedrooms and a spacious three-piece bathroom. Externally, the property has a block paved driveway with mature borders, a car port to the side, detached garage, and a generous rear garden with laid to lawn, patio area and mature borders. Further benefits to the property include gas central heating, double glazing and no onward chain!

Viewing is essential to appreciate this fantastic home!



Porch

Entrance Hall

Ornate single glazed window, stairs to first floor, storage under stairs & radiator.

WC

2 x double glazed windows, WC, basin, radiator & spotlights.

Living Room

Feature tiled fireplace, double glazed window to bay & radiator.

Kitchen Diner

Range of wall & base units, UPVC door to side of the property, double glazed window, electric hob, electric oven, stainless steel sink & mixer tap, UPVC sliding door to garden & radiator.

Landing

Double glazed window, radiator & loft access.

Bedroom 1

Double glazed windows to bay & radiator.

Bedroom 2

Double glazed window & radiator.

Bedroom 3

Double glazed window & radiator.

Bathroom

2 x double glazed windows, WC, basin, bath with electric shower, tiled enclosure, radiator & spotlights.

Externally

Paved driveway to the front with mature borders, car port to the side of the property, detached garage & rear garden with patio area, laid to lawn and mature borders.

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



While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, windows, rooms and any other space are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustration purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee can be given as to their operability or efficiency for the given.



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