



44 Cranfield Road, Liverpool, L23 9TZ

Offers Over £300,000

If you are looking for an ideal family home in L23, this may be the ideal property for you!

Berkeley Shaw is excited to offer for sale this extended four-bedroom semi-detached home located on Cranfield Road L23. This will be an ideal purchase for a variety of buyers whether you are a family looking to take advantage of the fantastic local schools or somebody looking to put your own stamp on a property.

Set out across three floors, the accommodation briefly comprises; enclosed porch leading to the inviting entrance hall with under stairs WC. The bay fronted living room is the ideal space to relax and benefit from an electric fire. To the rear of the property is a generous dining room offering views across the garden. Completing the layout is the extended breakfast kitchen. The space offers ample storage and provides access to the rear garden. Ascending to the first floor, the landing provides access to two double bedrooms, the master bedroom boasting fitted wardrobes, a further single bedroom, two-piece bathroom with bath & electric shower and a separate WC. The loft has been converted, providing a further double bedroom with a generous amount of storage. Externally, the property boasts a block paved driveway providing off-street parking. To the rear of the home is a detached garage with two out-buildings and a good-sized rear garden with patio area, mature borders and laid to lawn.

Further benefits to the property include gas central heating, no onward chain and double glazing.

Viewing is essential to appreciate the fantastic potential of this home!



Porch

Tiled floor & timber framed door to entrance hall.

Entrance Hall

Stairs to upper floor & double glazed window.

WC

WC & basin.

Living Room

Electric fire, perimeter heater & double glazed windows to bay.

Dining Room

Double glazed window, perimeter heating & gas fire.

Kitchen

Range of wall & base units, boiler, 2 x double glazed windows, door to garden, stainless steel sink & drainer, tiled splash back, extractor hood & space for cooker.

Landing

Double glazed window to bay & stairs to upper floor.

Bedroom 1

Fitted wardrobes, radiator & double glazed windows to bay.

Bedroom 2

Double glazed window, basin & radiator.

Bedroom 3

Double glazed window to bay & radiator.

Bathroom

Double glazed window, storage cupboard, radiator, basin & bath with electric shower.

WC

Double glazed window & WC.

Upper landing

Double glazed window.

Bedroom 4

Double glazed window, radiator & 2 x storage cupboards.

Externally

Block paved driveway to the front with mature borders.

Detached garage with 2 x outbuildings. 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			80
(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	



TOTAL FLOOR AREA: 1403 sq ft (130.3 sq m) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors and any other fixed or movable items are approximate and the responsibility for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The architect, surveyor and agent make no representation and no guarantee as to the total suitability or otherwise of the plan.
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