# BerkeleyShaw

REAL ESTATE



# 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 of an evening and benefits 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.

#### W C

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.

#### W C

Double glazed window & WC.

# Upper landing

Double glazed window.

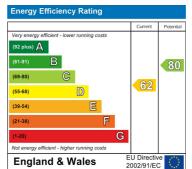
# Bedroom 4

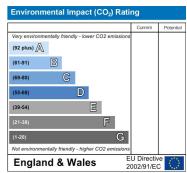
Double glazed window, radiator & 2 x storage cupboards.

# **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.







TOTAL FLOOR AREA: 1403 sq.ft. (130.3 sq.ft.) approx.

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