



## 37 Little Crosby Road, L23 2TF

### Offers Over £400,000

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

This well presented four-bedroom semi-detached property is offered to the sales market by Berkeley Shaw. The property is located in one of the most sought postcodes in the area. The surrounding area boasts a stunning a fantastic array of amenities with a superb range of schools covering all age ranges, excellent shopping facilities, restaurants, cafes and bars. There is also a strong transport infrastructure via both road and rail making this an ideal purchase for commuters.

Set out across two floors, the accommodation briefly comprises; side porch with tiled floor which leads to an inviting entrance hall with storage cupboard, stained glass feature door & windows and Amtico flooring which also runs through the dining room and kitchen. From here, you access the spacious bay fronted sitting room, which is the perfect space to relax of an evening in front of the fire! To the property's rear is a further living room offering views of the garden, a dining room/morning room and a modern fitted kitchen with vaulted ceiling. Rising to the first floor, the landing gives access to four bedrooms, two bedrooms benefiting from being bay fronted, bathroom with a bath, shower and separate WC. Externally, the property boasts beautifully manicured gardens, the rear garden boasts a patio area and decked area. There is off-street parking for several vehicles, a detached garage and a further storage room. Further benefits to the property include gas central heating and double glazing.

Viewing is essential to appreciate all this fantastic home has to offer!





## Porch

Double glazed windows & tiled floor.

## Entrance hall

Timber framed door with lead lined stained glass windows, Amtico flooring, radiator, storage cupboard and wood paneling.

## Sitting room

Double glazed windows, gas fire & 2 x radiators.

## Living room

UPVC doors to garden, gas fire & radiator.

## Dining room

Double glazed window, Amtico flooring & radiator.

## Kitchen

Range of wall & base units, rolled edge work tops, 2 x double glazed windows, Amtico flooring, metro effect tiled splash back, stainless steel sink with drainer and door to garden.

## Landing

Loft access.

## Bedroom 1

Double glazed windows to bay & radiator.

## Bedroom 2

Double glazed window, laminate floor & radiator.

## Bedroom 3

Double glazed window, laminate floor & radiator.

## Bedroom 4

Double glazed window to bay & radiator.

## Bathroom

Double glazed windows, bath, basin, corner shower & tiled walls.

## WC

WC & double glazed window.

## Externally

Front garden with laid to lawn, mature borders and block paved driveway. Rear garden with patio area, laid to lawn,

mature borders, decked area, storage room & detached garage.

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		
	66	73
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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 floors, windows, rooms and any other space are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The fixtures, systems and appliances shown here have not been tested and no guarantee is given to their operability or efficiency can be given.

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