



28 Cambridge Road, Liverpool, L23 7TY

Offers Over £390,000

If you are searching for a spacious family home, this could be the right one for you!

Berkeley Shaw is the appointed agent for this spacious four-bedroom semi-detached property located on Cambridge Road L23. The property has a real charm around it and has many original features. There is some cosmetic work required but the property has fantastic potential for the right buyer!

Crosby is one of the most sought-after areas in the region given the fantastic amenities available in the area. Recreational space can be enjoyed along Crosby Beach which houses the famous 'Another Place' statues by Anthony Gormley. There is superb local schooling covering all age ranges making this an ideal purchase for families. The area also provides a vibrant range of shops, restaurants, cafes & bars. If you are a commuter, the area also boasts excellent transport links via both road & rail.

Set out across three floors, the accommodation briefly comprises; tiled vestibule leading to an impressive entrance hall. From here, you access the bay fronted living room. This is the ideal space to relax of an evening and is complete with an open fire. To the rear of the property is a dining room with 'French Doors' out to the rear garden. The kitchen diner is fitted with ample storage and provides access to a utility room with further access to the garden. Completing the ground floor layout is a shower room. Ascending to the first floor, the landing gives access to four generously sized bedrooms and a three-piece bathroom. The upper floor provides a spacious loft room with additional storage space. This room has fantastic potential for further conversion. Externally, the property boasts driveway parking for 2 cars, a garage and rear garden complete with patio area and



Vestibule

Tiled floor, double glazed window & UPVC door.

Entrance hall

Single glazed door and window to front elevation, hardwood flooring, picture rail & radiator.

Living room

Double glazed window to front elevation, radiator, picture rail, open fire & hardwood flooring.

Dining Room

UPVC 'French Doors' to rear elevation, hardwood flooring, radiator, picture rail & feature fireplace.

Kitchen diner

Double glazed window to side and rear elevation, range of wall & base units, porcelain Belfast sink with copper tap, range cooker with extractor fan, tiled splashback & tiled floor.

Utility room

Range of wall & base units, stainless sink with mixer tap, UPVC double glazed door and window to side elevation, plumbing for white goods, tiled splash back & tiled floor.

Ground floor shower room

Tiled floor, tiled walls, WC, basin, chrome towel rail, walk in shower with electric shower, feature glass brick window & storage cupboard.

Landing

Stairs to loft room.

Bedroom 1

Double glazed windows to front elevation, laminate flooring, radiator & picture rail.

Bedroom 2

Double glazed window, picture rail & radiator.

Bedroom 3

Double glazed window, picture rail, laminate flooring & radiator.

Bedroom 4

Double glazed window, picture rail, laminate flooring & radiator.

Bathroom

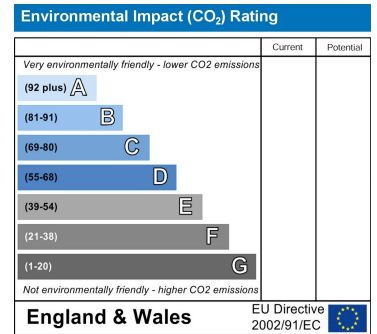
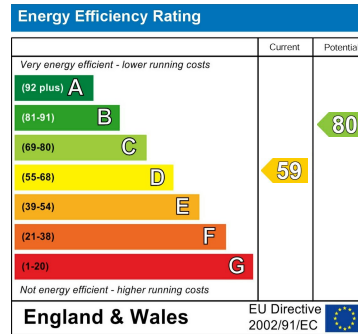
art tiled walls, double glazed window to side elevation, WC, wash hand basin, bath with mixer shower above & radiator.

Loft room

Single glazed wooden framed windows to side elevation, two Velux windows to rear elevation, carpet flooring & storage cupboards in the eaves.

Externally

Off street parking, lawned area and mature borders to the front of the property. Rear garden with laid to lawn, patio area, outbuildings & mature borders.



While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, windows, rooms and other areas are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for information purposes only and should be used as a guide only for prospective purchasers. The services, appliances and appliances shown here have not been tested and no guarantee is given as to their operability or efficiency at the time.



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