



## 93 St. Michaels Road, Liverpool, L23 7UL

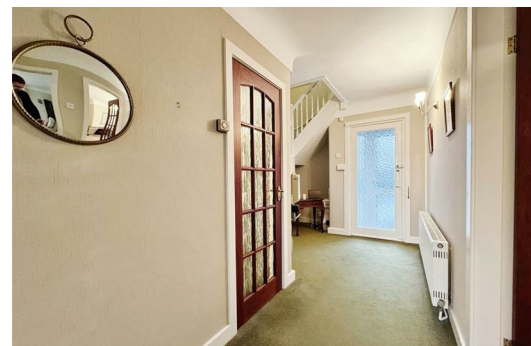
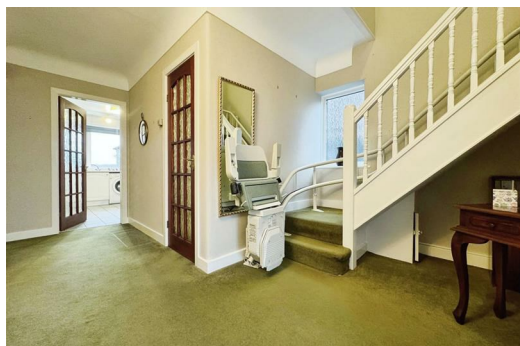
Asking Price £425,000

Check out the stunning views across too Little Crosby from our latest listing on St Michaels Road L23!

Berkeley Shaw Real Estate is ecstatic to bring to the market this spacious five-bedroom semi-detached home situated in the heart of Crosby. This is an ideal buy for a wide variety of purchasers given the abundance of amenities available in the surrounding area. The property is perfect for families given the fantastic variety of schools available in the area. Crosby Village is also within walking distance which provides a range of shops, restaurants, cafes & bars.

Set out across three floors, the accommodation comprises; porch leading to a spacious and inviting entrance hall. From here, you access the spacious bay fronted dining room, rear living room with feature fireplace and access to the conservatory, which offers fantastic views out across the private rear garden. Completing the ground floor layout is a fitted kitchen with a range of integrated appliances and a modern WC. Rising to the first floor, the landing provides access to three double bedrooms and a spacious four-piece bathroom. The upper floor provides a further double bedroom and a single bedroom. The views simply get better and better as you rise to the top floor! Externally, the property boasts a walled front garden with driveway parking and gated access taking you through to the detached garage and beautiful rear garden. This space benefits from not being overlooked and is the ideal space for outdoor entertaining. Further benefits to the property include no onward chain, gas central heating & double glazing.

Viewing is essential to appreciate the potential of this wonderful family home!



## Porch

## Entrance hall

Stairs to upper floor, radiator & double glazed window.

## Dining room

Double glazed windows to bay, radiator & feature fireplace.

## Living room

Radiator, gas fire & aluminium sliding doors to conservatory.

## Conservatory

Tiled floor, UPVC 'French' style doors to garden & double glazed windows.

## Kitchen

Range of wall & base units, 2 x double glazed windows, tiled floor, electric oven, gas burning hob, stainless steel sink with drainer, tiled splash back, UPVC door to side elevation and space for washing machine/tumble dryer.

## WC

WC, basin & double glazed window.

## Landing

Double glazed window & stairs to upper floor.

## Bedroom 1

Double glazed windows to bay, radiator & fitted wardrobes.

## Bedroom 2

Double glazed window, storage cupboard & radiator.

## Bedroom 3

Double glazed windows, radiator & fitted wardrobes.

## Bathroom

Bath with hand shower, corner shower, WC, basin, 2 x double glazed windows, radiator, tiled floor & tiled walls.

## Upper landing

Storage space.

## Bedroom 4

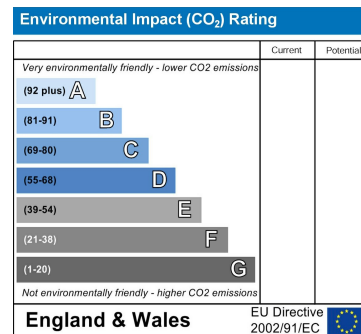
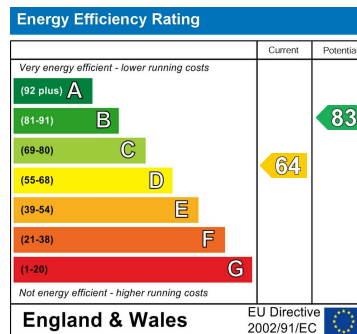
Double glazed window, radiator & access to eaves storage.

## Bedroom 5

Double glazed window & radiator.

## Externally

Walled front garden with laid to lawn, mature borders and driveway parking. Gated side access leading to the garage and spacious rear garden with stunning open views, laid to lawn, mature borders and patio area.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers should verify all measurements and specifications shown here and not be bound by any printed or electronic floorplan. The accuracy of the floorplan is not guaranteed. Made with Metaphor 12/04/11



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