



108 Alexandra Road, Liverpool, L23 7TG

Offers Over £240,000

Are you searching for a semi-detached home in the heart of L23 with fantastic potential?

Berkeley Shaw Real Estate is the appointed agent for this extended three-bedroom semi-detached home, located on Alexandra Road in the heart of L23. The property is ideally placed just a short walk away from Crosby Village and Coronation Road. The area boasts an abundance of amenities with a wide range of shops, restaurants, cafes & bars. There is also an abundance of schools making this an ideal for families.

Laid out across two floors, the accommodation briefly comprises; porch, entrance hall with understairs storage, bay fronted dining room with feature fireplace, rear living room with sliding doors to rear garden & extended kitchen. Rising to the first floor, the landing provides access to three well-proportioned bedrooms and a three-piece family bathroom. Externally, the property has a gated front garden with block paved driveway. To the rear of the property is a rear garden with patio area, laid to lawn & outbuildings. Further benefits to the property include no onward chain, gas central heating & double glazing.

Viewing is essential to appreciate the opportunity on offer!



Porch

Hallway

Radiator, double glazed window & understairs storage.

Dining room

Double glazed windows to bay, radiator, laminate floor & feature fire.

Living room

UPVC double glazed sliding doors, radiator & gas fire.

Kitchen

Range of wall & base units, 2 x double glazed windows, wooden door to garden, stainless steel sink with drainer, radiator & tiled walls.

Landing

Double glazed window & loft access.

Bedroom 1

Double glazed windows to bay & radiator.

Bedroom 2

Double glazed window, fitted wardrobes & radiator.

Bedroom 3

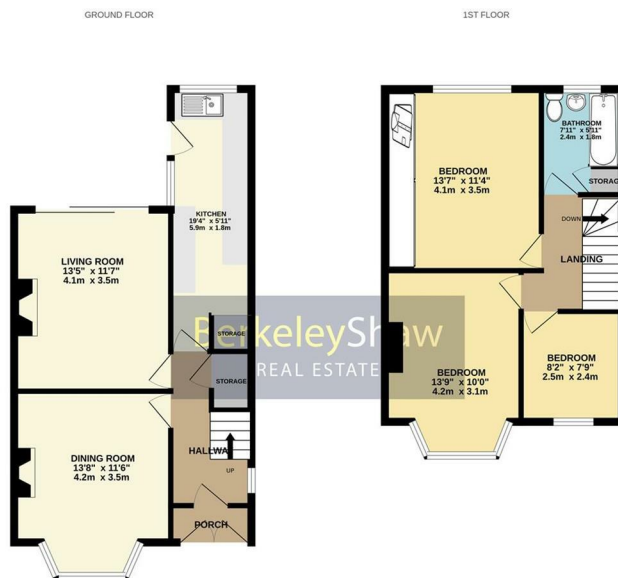
Double glazed window & radiators.

Bathroom

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

Externally

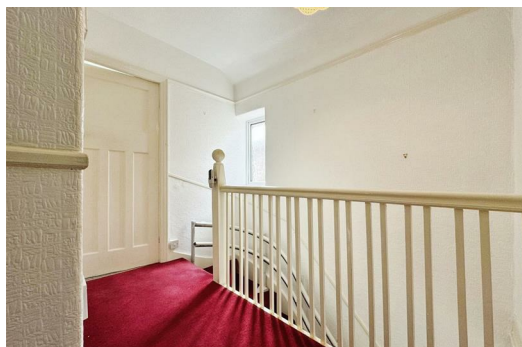
Front garden with artificial turf and block paved driveway. Rear garden with patio area, laid to lawn & outbuildings.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, ceiling, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance purposes only and should be used as such for any prospective purchase. The broker, agents and applicants shall have no liability in respect of any errors or omissions in their capability or efficiency can be given. Marked with the RICS logo.

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			
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	



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