



24 Regent Road, Liverpool, L23 5SU

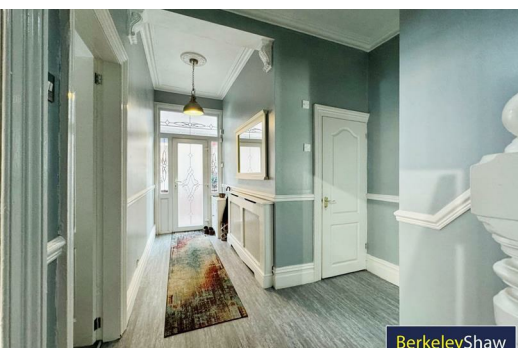
£460,000

Nestled in the sought-after Regent Road of Crosby, Liverpool, this charming four-bedroom semi-detached house is a true gem waiting to be discovered. Boasting spacious and well presented accommodation throughout, this is bound to be popular among potential buyers.

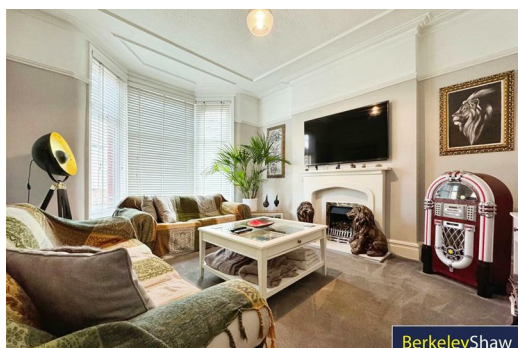
One of the standout features of this property is its fantastic local amenities, including some of the region's most in-demand schools. This makes it an ideal choice for families looking to settle down in a vibrant community with educational opportunities at their doorstep. The area also boasts superb transport links adding to the desirability for commuters needing access into Liverpool City Centre, Southport and surrounding areas.

As you step inside, you'll be greeted by a beautifully presented interior that exudes warmth and style. The three reception rooms provide versatility for various living arrangements, while the bespoke 'Dan Goodwin' designed kitchen adds a touch of luxury to the heart of the home. The addition of the bespoke ground floor wet room means there should never been fighting for use of the bathroom first thing in the morning! Rising to the first floor, the spacious landing gives access to four double bedrooms and a stunning shower room. Outside, the property offers off-street parking, a coveted convenience, and a well-presented rear garden, perfect for enjoying some outdoor relaxation or entertaining guests with a glass awning with retractable shade and composite decking.

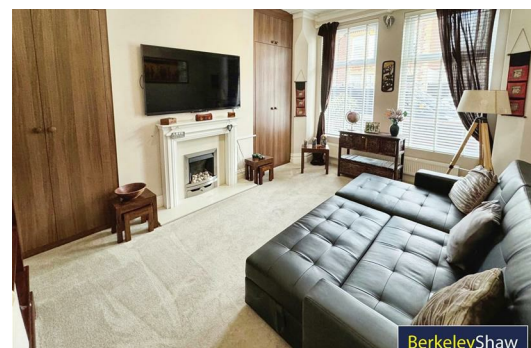
Don't miss out on the opportunity to make this house your home, where comfort, style, and convenience come together seamlessly.



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Entrance hall

Radiator, coving, ceiling rose, understairs storage, stairs to first floor & LVT tiled floor.

Ground floor WC/Wet room

Tiled floor, tiled walls, double glazed window, housed combi boiler, WC, circular basin, impressive copper shower with rainfall shower head & curtain rail.

Lounge

Double glazed windows to bay, radiator, coving, radiator, & gas fire.

Family room

Double glazed windows, radiator, coving, ceiling rose & custom fitted storage.

Dining room

UPVC double glazed 'French' doors, LVT floor, access to pantry, radiator, access to kitchen & custom breakfast bar with storage and wood/glass finish work top.

Kitchen

Custom 'Dan Goodwin' designed kitchen with range of wall & base units, double glazed window, UPVC door to garden, quartz work tops, tiled floor, induction hob, electric oven, integrated microwave, integrated dishwasher, integrated fridge, integrated freezer, extractor hood & stainless steel sink with drainer.

Landing

Laminate floor & glazed roof light.

Bedroom 1

Double glazed windows to bay, radiator, ceiling rose & coving.

Bedroom 2

Double glazed windows, laminate floor, radiator, fitted wardrobes & coving.

Bedroom 3

Laminate floor, double glazed window & custom built fitted wardrobes.

Bedroom 4

Double glazed windows, laminate floor, radiator & storage cupboard.

Bathroom

Beautifully finished bathroom with tiled floor, tiled walls, WC, basin, towel radiator double glazed window, walk in shower with glass screen & rainfall shower head.

Externally

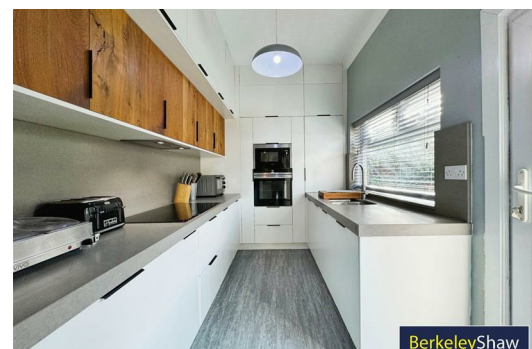
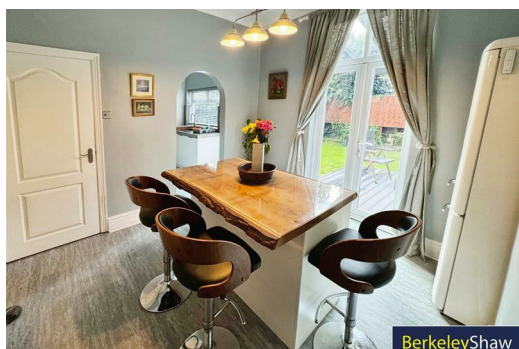
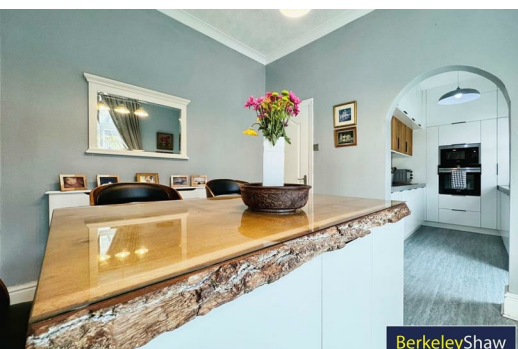
Block paved driveway with parking for two cars. Rear garden with laid to lawn, borders, storage shed, composite decked sitting area with glass awning & retractable shade.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	68	
(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



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, 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 purchaser. The purchaser should make their own enquiries and verify the accuracy of the information as to their own satisfaction or efficiency can be given. Plans with dimensions (mm)



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