



## 11 Brooke Road West, Liverpool, L22 7RN

### Offers Over £350,000

Welcome to this delightful extended three-bedroom semi-detached home, perfectly situated on Brooke Road West in the picturesque Brighton-Le-Sands.

Ideally located just a stone's throw from the stunning Crosby Beach, this property offers the perfect setting for leisurely seaside strolls or enjoying breathtaking sunsets. The area is perfect for families, with excellent local schools nearby, while commuters will appreciate the convenient road and rail links providing easy access to Liverpool, Southport, and surrounding areas. A vibrant selection of coffee shops, restaurants, bars, and shops are also within walking distance, adding to the area's appeal.

The accommodation is spread over two floors, beginning with a welcoming porch and hallway featuring a convenient understairs WC. The spacious sitting room, complete with a cosy log burner, offers a relaxing space to unwind with family and friends. To the rear of the property, the living room boasts a feature gas fire and leads through to a bright conservatory. The modern kitchen, equipped with Bosch appliances, opens to the dining room via an archway, creating a perfect flow for family meals and entertaining. On the upper floor, you'll find three well-proportioned bedrooms, ideal for a growing family, along with a contemporary shower room and separate WC.

Externally, the property features a block-paved front garden providing ample parking space, as well as a spacious garage offering fantastic potential for further conversion. The paved rear garden also includes a large garden shed, ideal for additional storage. Further benefits include the majority of double glazing and gas central heating throughout.

Don't miss out on the chance to make this charming semi-detached house your new home. Contact us today to arrange a viewing and discover the charm and convenience this property has to offer.



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## Porch

UPVC 'French' doors, tiled floor & meter cupboards.

## Entrance hall

Parquet floor, double glazed window, timber door with stained glass lead lined windows & radiator.

## Sitting room

Double glazed windows to bay, parquet floor, radiator & log burning stove.

## Living room

Parquet floor, radiator, gas fire & UPVC 'French' doors to conservatory.

## Kitchen

Range of wall & base units, double glazed window, Bosch induction hob, electric oven, stainless steel sink with drainer, combi boiler & archway to:

## Dining room

Laminate floor, radiator, timber frame double glazed windows & stable door to:

## Conservatory

Laminate floor, UPVC double glazed doors & windows.

## WC

Tiled walls, WC & basin.

## Landing

Double glazed window & loft access.

## Bedroom 1

Double glazed windows, radiator & laminate floor.

## Bedroom 2

Double glazed window, radiator & laminate floor.

## Bedroom 3

Double glazed window, laminate floor & radiator.

## Shower room

Double glazed window, tiled floor, tiled walls, basin with vanity unity, corner shower, towel radiator & spotlights.

## WC

Double glazed window, tiled floor, tiled walls & WC.

## Garage

Vertical hinged doors, electric & single glazed windows.

## Externally

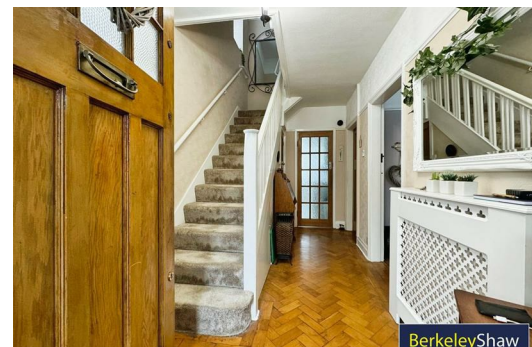
Block paved driveway with gated access to the side of the property. Block paved rear garden with shed.

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		
	72	83
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 herein, measurements of floors, windows, rooms and other parts are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The dimensions, systems and appliances shown have not been tested and no guarantee can be given as to their operability or efficiency can be given.  
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