



## 41 Haddington Road, Liverpool, L23 9AF

£400,000

Introducing this beautifully presented four-bedroom detached home situated on Haddington Road in the heart of Crosby. Boasting an amazing location, close to outstanding local schools and the vibrant Crosby Village. This is perfect for a variety of buyers whether you are a family, downsizer or a professional.

As you step into the welcoming entrance hall, you'll find access to a WC before entering the stylish living room, a bright and inviting space with double doors leading to the heart of the home—the stunning kitchen diner. This fantastic open-plan space is ideal for entertaining or family dining, featuring a range of integrated appliances including double electric oven, fridge freezer & gas burning hob. The French doors open out to the rear garden enhancing the space and linking the indoor & outdoor space seamlessly.

Upstairs, the landing leads to four well-proportioned bedrooms. The master bedroom benefits from a modern en-suite shower room, while a modern family bathroom completes the layout.

Externally, the home offers a garage with an up-and-over door, driveway parking, and a well-maintained front garden. To the rear, a lovely garden with a lawn and patio area provides the perfect space to relax or entertain outdoors.

Further benefits to the property include double glazing, gas central heating & a handy EV charging point for your electric car.



## Hallway

Tiled floor, radiator, stairs to upper floor & internal access to the garage.

## WC

Double glazed window, WC, basin, radiator, tiled floor & part tiled walls.

## Living room

Double glazed window, radiator & double doors through to the kitchen diner.

## Kitchen diner

Range of wall & base units, double glazed window, UPVC French doors to garden, gas burning hob, double electric oven, space for washing machine, stainless steel sink & drainer, integrated fridge freezer, storage cupboard & tiled floor.

## Utility room

Range of base units, stainless steel sink with drainer, space for washing machine, external door to side elevation & combi boiler.

## Landing

Loft access & linen cupboard.

## Bedroom 1

Double glazed window, radiator & access to the en-suite shower room.

## En-suite

Wc, basin, corner shower with tiled enclosure, radiator, double glazed window & tiled floor.

## Bedroom 2

Double glazed window & radiator.

## Bedroom 3

Double glazed window, storage cupboard & radiator.

## Bedroom 4

Double glazed window & radiator.

## Bathroom

Double glazed window, Wc, basin, tiled floor, part tiled walls, bath & radiator.

## Garage

Up & over door & electric.

## Externally

Front garden with lawn electric charging point & driveway parking.

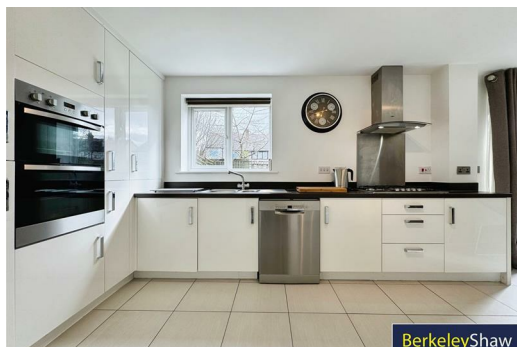
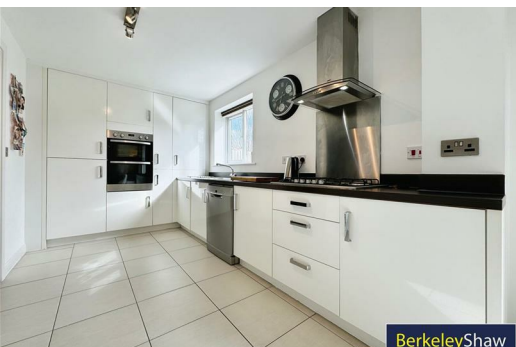
Rear garden with patio area, lawn & borders.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B	79	
(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 <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



We warrant every attempt has been made to ensure the accuracy of the floorplan contained here. 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 illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given. Please visit Berkeley Group.



Berkeley Shaw Estate Agents Limited.  
Company No. 0784754

Berkeley Shaw Real Estate Limited.  
Company No. 05206927

