



## 13 Jubilee Road, Liverpool, Merseyside L23 3BD

£150,000

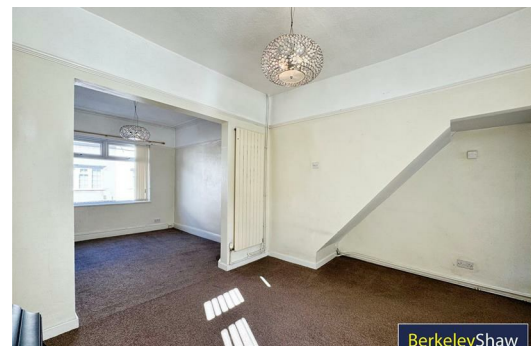
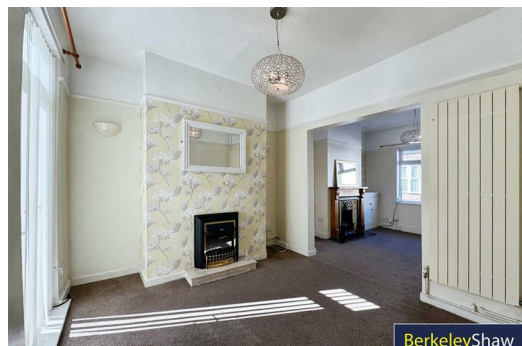
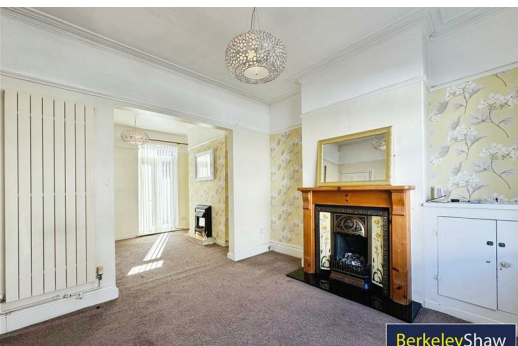
Welcome to this charming two bedroom terraced home on Jubilee Road in the heart of Crosby. This is an excellent opportunity for first-time buyers, downsizers, and buy-to-let investors. Perfectly positioned just moments from College Road, this property enjoys easy access to a variety of independent shops, cafés, and essential amenities. With strong transport links nearby, commuting to Liverpool city centre or beyond is simple and convenient.

Stepping inside, the home offers a warm and inviting atmosphere. The entrance hall leads into a spacious through living and dining room, featuring gas fires and French doors that open directly onto the rear yard, allowing for an effortless flow of natural light. Completing the ground floor is a fitted kitchen, providing ample storage and workspace.

Upstairs, the bright and airy landing leads to two well-proportioned bedrooms and a modern three-piece bathroom, complete with an over-bath electric shower. Each space is thoughtfully designed to maximise comfort and functionality.

Outside, the property boasts a low-maintenance rear yard with artificial turf, offering a private outdoor retreat perfect for relaxing. Further benefits include no onward chain, gas central heating & double glazing.

With its prime location, excellent transport links, and broad appeal, this home is a fantastic investment and must be viewed to be fully appreciated. Contact us today to arrange your viewing!



## Entrance hall

UPVC door, radiator & stairs to first floor.

## Living room

Double glazed window, vertical radiator & gas fire.

## Dining room

Versatile space for second lounge or dining space. With french doors leading to the very presentable yard space, radiator & electric fireplace.

## Kitchen

Galley style kitchen with a range of fully fitted white wall & base units, double glazed windows, radiator, freestanding gas cooker and sink with mixer tap, space for a tall freestanding fridge freezer and washing machine.

## Bedroom One

Double glazed window, radiator & storage cupboard.

## Bedroom Two

Double glazed window & radiator.

## Bathroom

Three-piece bathroom with double glazed window, WC, basin, bath with electric shower & heated towel radiator.

## Rear yard

Walled and gated rear yard with artificial turf.

GROUND FLOOR

1ST FLOOR



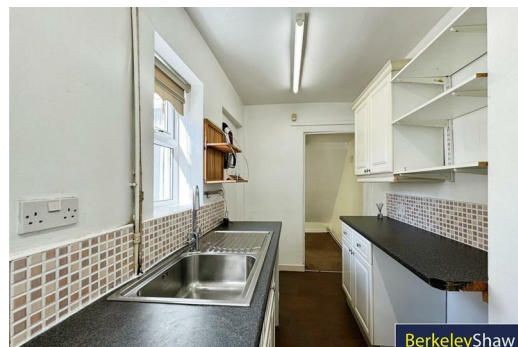
Whilst every effort has been made to ensure the accuracy of the figures contained herein, measurements of floors, windows, doors and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is to their operation or efficiency can be given.  
Made with Floorplan 2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

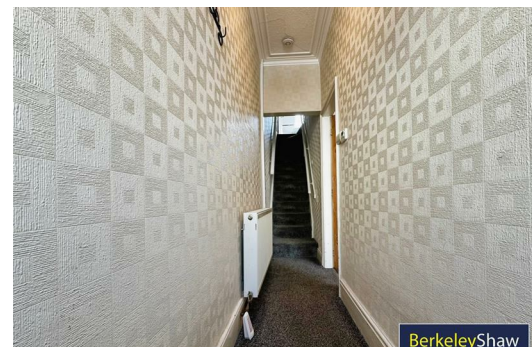
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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