



107 Crosby Road South, Liverpool, L21 1ER

Offers Over £115,000

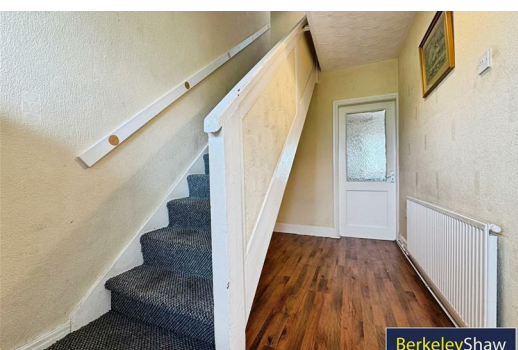
Welcome to Crosby Road South — a spacious three-bedroom mid-terrace home offering fantastic potential, set within a convenient location with excellent access to local amenities, transport links, and schools. Ideal for families, first-time buyers, or those looking to make a property their own, this is a home not to be missed.

The property is set back from the road behind a walled and gated front garden, featuring a well-maintained lawn and mature borders, with gated alley access to the rear.

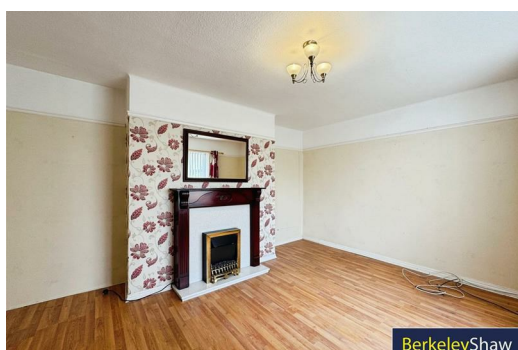
Inside, the accommodation comprises an inviting entrance hall leading to a bright living room, perfect for relaxing or entertaining. The separate dining room provides further living space and flows into a fitted kitchen, offering ample storage and worktop space for any budding cook.

Upstairs, the generous landing gives access to three spacious bedrooms, a recently fitted wet room, a separate WC, and a useful utility room housing the gas combination boiler. Additionally, there is a separate storage room providing excellent extra space.

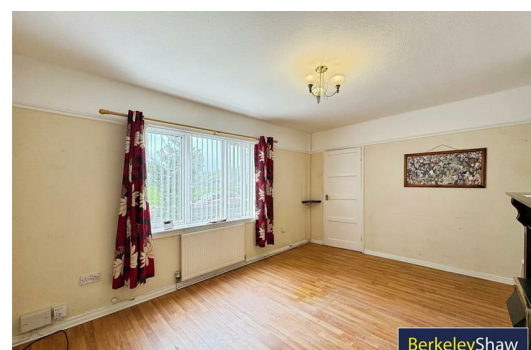
Externally, the private rear garden enjoys a lawned area and block-paved sections, perfect for outdoor entertaining or relaxing. Two outbuildings offer further storage, and there is secure gated access onto Claremont Close to the rear.



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Entrance hall

Radiator, laminate floor, UPVC front door & double glazed window.

Living room

Double glazed window, radiator & laminate floor.

Kitchen

Range of wall & base units, double glazed window, stainless steel sink with drainer, tiled splash back & radiator.

Dining room

UPVC sliding door, laminate floor & radiator.

Landing

Storage cupboard & loft access.

Bedroom 1

Double glazed window, radiator, feature fireplace & storage cupboard,

Bedroom 2

Double glazed window, storage cupboard, fitted wardrobe & radiator.

Bedroom 3

Double glazed window & radiator.

WC

WC & double glazed window.

Wet room

Double glazed window, part tiled wall, radiator, basin & electric shower.

Utility

Combi boiler & storage cupboard.

Externally

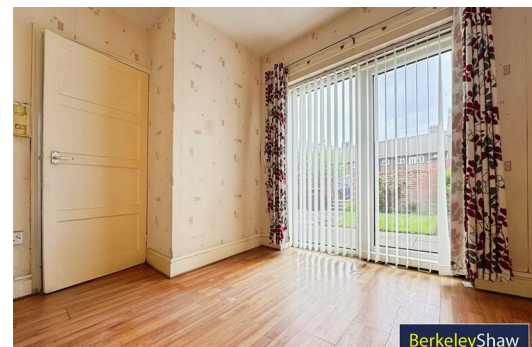
Walled and gated front garden with lawn & mature borders. Gated alley access to rear garden with outbuildings, block paving, lawn & gated access to Claremont Close.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		



While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floor, window, room and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The names, systems and appliances shown have not been tested and no guarantee is given to their operation or reliability can be given. Made with Metaphor 12/2021



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