



## 13 Cambridge Drive, Liverpool, Merseyside L23 7UB

### Offers Over £400,000

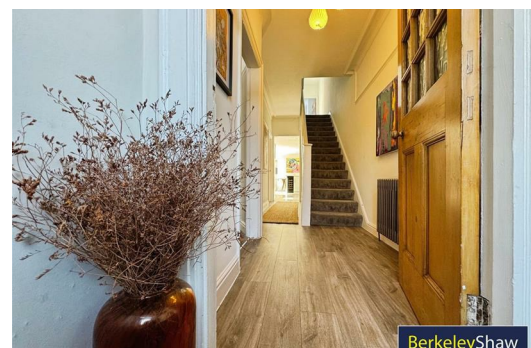
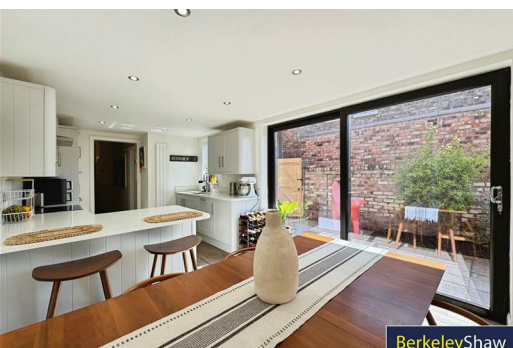
Are you searching for your next dream home? Look no further than this exceptional four-bedroom semi-detached property, located on the ever-popular Cambridge Drive in the heart of Crosby.

This beautifully presented and deceptively spacious home offers the perfect balance of character and modern comfort, making it ideal for families and professionals alike. Set in a highly sought-after residential area, the property benefits from close proximity to some of Crosby's most highly regarded schools—both primary and secondary—making it an outstanding choice for families.

Commuters will also appreciate the excellent transport links nearby, with Blundellsands & Crosby train station, offering direct access into Liverpool city centre and beyond. Local amenities, independent shops, cafes, wine bars, and restaurants are also within easy reach.

Internally, the property has been thoughtfully updated throughout, creating a stylish and truly turnkey home. Upon entry, a welcoming vestibule opens into a spacious entrance hall, setting the tone for the high standard of finish throughout. The front sitting room is light and inviting with log burning stove, while a rear living room provides a second versatile living space perfect for relaxing. To the rear, the open-plan kitchen and dining area forms the heart of the home, featuring modern fittings, ample workspace, and plenty of room for family gatherings or hosting guests. A handy utility room and WC complete the ground floor layout.

Upstairs, the spacious landing with custom built storage offers access to four generously sized bedrooms and a sleek three-piece bathroom.



## Vestibule

## Entrance hall

Laminate flooring, traditional column radiator & stairs to first floor.

## Sitting room

Laminate floor, column radiator & double glazed windows, log burning stove with oak mantel.

## Living room

Laminate floor, column radiator & double glazed sliding doors to the rear garden.

## Kitchen diner

Range of wall & base units, double glazed window, double glazed sliding doors to rear garden, quartz work tops, breakfast bar, range of integrated Bosch appliances including induction hob, double electric oven, integrated fridge freezer, integrated dishwasher, wine cooler, sink unit, spotlights & vertical radiator.

## Utility room

Double glazed window, combi boiler, spotlights, radiator, tiled floor, base unit with space for washing machine & tumble dryer.

## WC

Double glazed window, WC, basin, tiled floor, towel radiator & spotlights.

## Landing

## Bedroom 1

UPVC double glazed windows to front bay & radiator.

## Bedroom 2

UPVC double glazed window, feature cast iron fireplace & radiator.

## Bedroom 3

UPVC double glazed window & radiator.

## Bedroom 4

UPVC double glazed window to front aspect, fitted wardrobes & radiator.

## Bathroom

2 x double glazed windows, tiled floor, tiled walls, WC, basin, towel radiator, bath with glass shower screen & electric shower.

## Externally

Block paved driveway with off street parking & gated side access to rear garden.

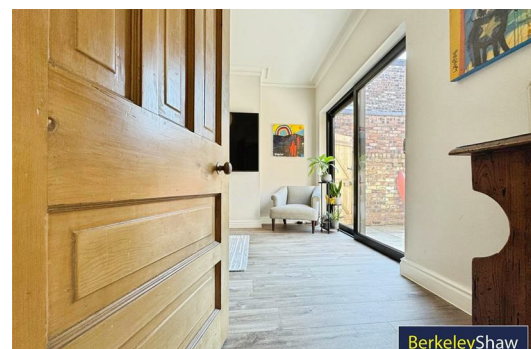
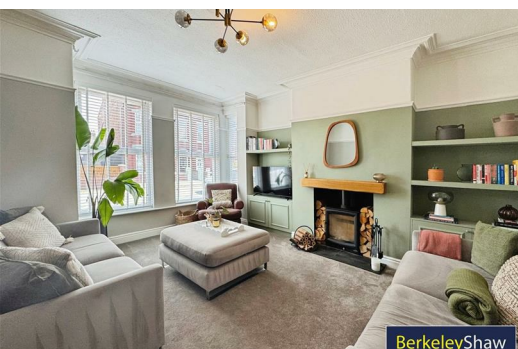
Flagged rear garden with patio seating area, garden shed & artificial turf.

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		
England & Wales	EU Directive 2002/91/EC	74

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	



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors and any 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 such by any prospective purchaser. The measures, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency (as for green).



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