



## 7 Kelvinside, Liverpool, Merseyside L23 0RH

### Offers Over £300,000

Kelvinside, Crosby – A Stylish Family Home in a Prime Location

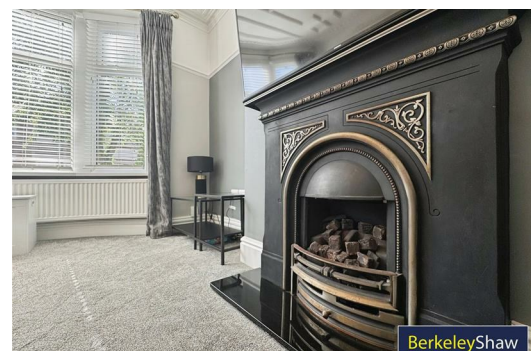
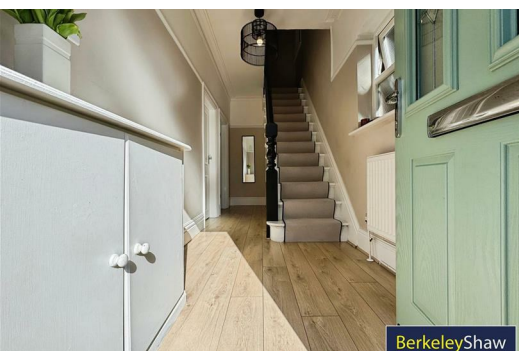
Located in the heart of sought-after Crosby, this fantastic home on Kelvin offers a superb opportunity to acquire a beautifully presented family home in an area renowned for its excellent local schools, making it ideal for families. This ready-to-move-into property combines classic charm with modern touches, providing spacious and versatile living throughout. The property is ideal for a variety of buyers seeking a ready to move into home.

Upon entering, you're welcomed by a generous entrance hall with a convenient understairs WC. The front living room is a standout feature, boasting ornate coving, a gas fire, and a beautiful bay window that fills the space with natural light. To the rear, the open-plan kitchen diner is immaculately presented and designed for both family living and entertaining. A feature window bathes the space in natural light, while a range of integrated appliances enhances both functionality and style.

Upstairs, the landing leads to two well-proportioned double bedrooms – the master complete with fitted wardrobes – and a further single bedroom. A sleek and modern family bathroom completes the upper floor.

Externally, the property benefits from a walled and gated front garden offering privacy and kerb appeal. The south-facing rear garden is perfect for relaxing or hosting, featuring a patio area, low-maintenance artificial turf, and useful outbuildings, one of which is currently utilised as a utility room.

This is a wonderful opportunity to purchase a turn-key home in a highly desirable location – early viewing is strongly recommended.





## Entrance hall

Composite front door, double glazed window, radiator, stairs to first floor, coving, picture rail, laminate floor & meter cupboard.

## WC

Single glazed sash window, WC, basin, combi boiler, tiled floor & tiled walls.

## Living room

UPVC double glazed windows to bay, ornate coving, radiator, gas fire & picture rail.

## Kitchen diner

2 x UPVC double glazed windows, radiator, coving, laminate floor, range of wall & base units, oak effect work tops, spotlights, gas burning hob, electric oven, extractor hood, ceramic sink & tiled splash back.

## Landing

Double glazed window, loft access & picture rail.

## Bedroom 1

UPVC double glazed windows to bay, fitted wardrobes, radiator, coving & picture rail.

## Bedroom 2

Double glazed window, radiator, picture rail, storage cupboard & wood paneling.

## Bedroom 3

Double glazed window, radiator & picture rail.

## Bathroom

Double glazed window, WC, wash basin, bath with thermostatic shower, glass shower screen, tiled floor, part tiled walls & heated towel rail.


## Outbuildings


Converted out buildings with one currently utilised as a utility room & a further used as storage.

## Externally

Walled front garden with block paving, hedged borders & gated access.

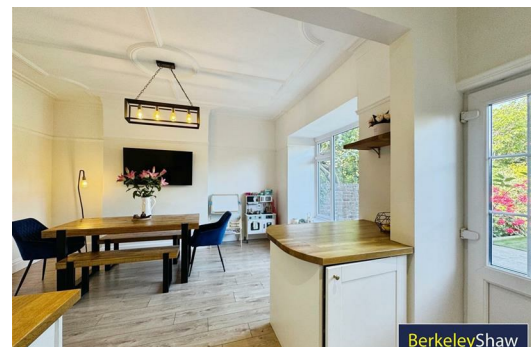
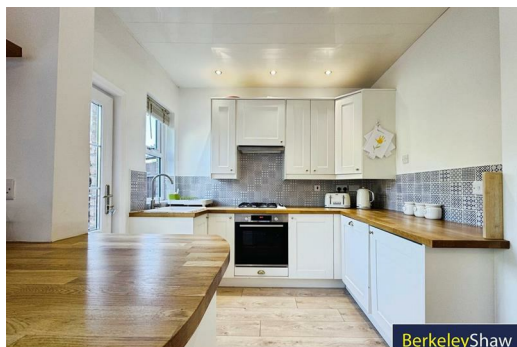
Rear garden with flagged patio, artificial turfed lawn & mature borders.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		87
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		67
(1-20) <b>G</b>		
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 



While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, windows, rooms and any other parts 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 by any prospective purchaser. The property, contents and equipment shown have not been tested and no guarantee is given for the accuracy of the drawings or the plan. Made with Metaphor (2022)



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