



**BerkeleyShaw**

## 56 Endbutt Lane, Liverpool, L23 0TY

### Offers Over £280,000

Welcome to Enbutt Lane, Crosby, L23 – a spacious three-bedroom semi-detached home positioned in a sought location with fantastic local school.

With no onward chain, this well-presented property is perfect for families, offering easy access to highly regarded local schools and just a short walk from Crosby Village, with its wide range of shops, cafes, and amenities. Excellent transport links and green spaces nearby add to the appeal of this desirable address.

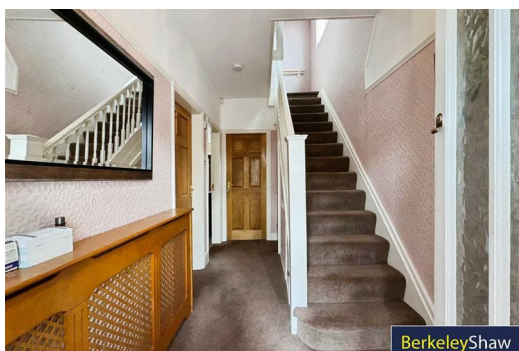
Inside, the accommodation begins with a porch leading into a spacious entrance hall, complete with an understairs WC. The ground floor features a bright bay-fronted sitting room, a rear living room ideal for relaxing or entertaining, and a kitchen diner with integrated appliances and space for family dining. A door from the kitchen leads into a lean-to, offering useful additional storage space.

Upstairs, the home offers two double bedrooms, a further single bedroom, and a stylish four-piece family bathroom. A converted loft room provides a versatile extra space, ideal as a home office, playroom, or guest area.

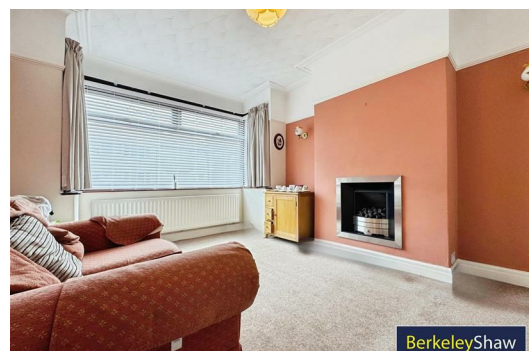
The property is set back behind a walled front garden with driveway parking and access to a garage with electric roller shutter, plumbing for a washing machine, and country-style doors opening to the garden. To the rear, the well-kept garden features mature borders, a patio area, and lawn—perfect for outdoor dining and family enjoyment.



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## Porch

Tiled floor, UPVC double glazed windows & door.

## Entrance hall

Radiator & stairs to first floor.

## WC

WC, corner basin, tiled floor & wooden cladding.

## Sitting room

Double glazed windows, radiator & gas fire.

## Living room

UPVC French doors to garden, radiator, coving & picture rail.

## Kitchen diner

Double glazed windows, door to side elevation, tiled floor, radiator, range of wall & base units, tiled splash back, stainless steel sink with drainer, gas burning hob, extractor hood, oven & grill.

## Landing

Double glazed window and stairs to loft room.

## Bedroom 1

Double glazed window & radiator.

## Bedroom 2

Double glazed window, radiator & fitted wardrobes.

## Bedroom 3

Double glazed windows to bay & radiator.

## Bathroom

WC, basin, tiled floor, tiled walls, corner shower, bath, double glazed window. spotlights & corner shower with thermostatic shower.

## Loft room

Double glazed window & eaves storage.

## Garage

Electric roller shutter, plumbing for washing machine & tumble dryer.

## Front garden

Block paved driveway with access to garage.

## Rear garden

Sheltered lean-to to the side elevation, patio area, lawn & mature borders.

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

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 floorplan contained here, measurements of floors, walls, rooms and any other parts are approximate and no responsibility is taken for any errors, omissions or misstatements. The plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operability or efficiency can be given. Made with Metaphor 10/20/21



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