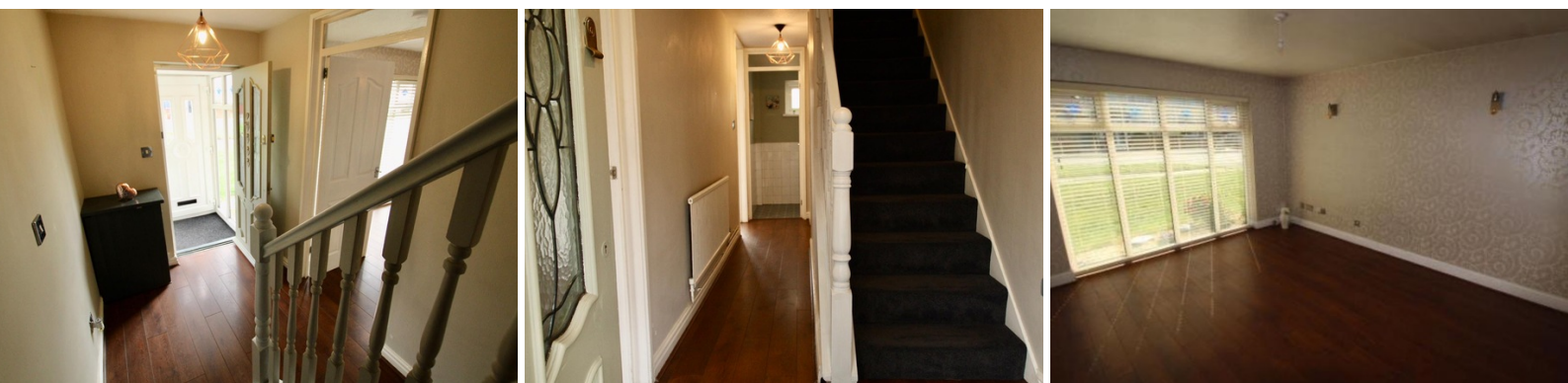


Brownmoor Lane
Crosby, L23

Freehold
£188,000



- * Three Bedroom Semi Detached House
- * Large Conservatory
- * Ground Floor W/C
- * No Chain
- * Under stair storage / Study
- * Double Glazed



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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		
	67	87
England, Scotland & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) 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		
	66	88
England, Scotland & Wales EU Directive 2002/91/EC		

24 Hour Booking System - Visit Logicstates.co.uk to book and confirm your viewing online instantly.

Logic are offering for sale this spacious three bedroom semi detached family home with NO CHAIN. A well presented property that is ready to move into straight away. This centrally heated and double glazed property benefits from having a reception room plus a large conservatory, providing more living space and natural light, as well as lawned front and rear gardens. Brownmoor Lane is situated in the sought after area of Crosby, L23 with excellent local schools and amenities close by. Crosby Village is just 1 mile away where there is an array of bars, restaurants and shops.

Accommodation briefly comprises of:

Ground floor:

Porch

Entrance Hall - 14'7" x 4'6"

Lounge - 10'2" x 11'3"

Under stairs storage area / study area

W/C - 6'3" x 3'2"

Large Kitchen / Dining area - with fitted cupboards, intergrated fridge/freezer, belfast/ceramic sink, range style cooker and dishwasher - 12'3" x 10'6"

First floor:

Bedroom One - 10'2" x 10'5"

Bedroom Two - 10'2" x 9'8"

Bedroom Three - 9'3" x 8'6"

Bathroom - with separate bath and shower unit - 8'7" x 8'4"

Exterior:

Front & rear gardens

Conservatory - 10'6" x 10'8"

Parking available



These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.