

Rossett Road
Crosby, L23

Freehold
£280,000



- Five Bedroom Semi Detached House
- Three Reception Rooms
- Rear Gardens
- Driveway
- Centrally Heated
- 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		74
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		66
(55-68) D		
(39-54) E		
(21-38) F	33	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC 		

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Five bedroom semi detached house.

Accommodation briefly comprises of:

Ground Floor:

Porch with UPVC front double glazed door - 2'11" x 2'7"

Entrance Hall - 5'9" x 25'11"

Lounge with Double glazed UPVC bay window facing the front overlooking the garden - 13'5" x 14'5"

Second Reception Room with Double glazed uPVC window facing the rear overlooking the garden- 11'11" x 12'4"

Dining Room with Double glazed UPVC window facing the side. Laminate flooring, built-in storage cupboard - 11'3" x 13'5"

Kitchen with UPVC back double glazed door, opening onto the garden. Double glazed UPVC window facing the side. Laminate flooring. Built-in units, stainless steel sink, integrated oven, gas hob - 11'2" x 8'2"

Utility Room with Double aspect double glazed uPVC windows. Built in WC and shower - 8' x 7"

First Floor:

Bedroom One with Double aspect double glazed UPVC windows facing the front. En-suite to the corner separated by partition which hosts a shower, toilet and sink - 17'10" x 12'4"

Bedroom Two with Double glazed UPVC window facing the rear - 12'3" x 12'5"

Bedroom Three with Double glazed UPVC window facing the side - 8'9" x 12'4"

Bathroom with Double aspect double glazed UPVC windows with frosted glass. Tiled flooring. Built-in WC, roll top bath, walk-in shower, pedestal sink - 11'3" x 8"

Bedroom Four with Single glazed wood skylight window with leaded glass - 9'11" x 13'1"

Bedroom Five with Single glazed wood skylight window with leaded glass - 7'11" x 13'5"

Bathroom with tiled flooring. Built-in WC, single enclosure shower, pedestal sink - 4'2" x 5'1"

Exterior:

Gardens to the rear

Driveway

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