



- * THREE BEDROOM SEMI-DETACHED PROPERTY
- * WELL PRESENTED THROUGHOUT
- * OPEN PLAN GROUND FLOOR
 - * LOFT CONVERSION
 - * DOUBLE GLAZED
- * GAS CENTRAL HEATING





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	58	
(39-54) E		
(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		78
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC		

Three Bedroom Semi-Deatched property available to the market, situated in the desirable location of Crosby L23.

This three bedroom property is well presented throughout and benefits from off road parking with a driveway, gas central heating, front & rear gardens (rear garden with storage outbuilding for utilities and a loft conversion offering substantial extra space to bedroom two).

Located off Brownmoor Lane, with excellent public transport links, local amenities and school networks this property comprises of;

Ground Floor

Entrance Hall - 5'9' x 9'9' (Storage cupboard)
 Open Plan Lounge/Dining Area 10'2' x 23'3' (Patio doors leading to rear garden)
 Kitchen 9'6' x 10'4' (Breakfast bar island leading from open plan dining area)

First Floor

Landing (Large window allowing light into landing area)
 Bedroom One - 11'8' x 9'5'
 Bedroom Two - 11'5' x 10'3' (Stairs leading to loft conversion allowing substantial space to bedroom two)
 Loft Conversion - 13'2' x 12'1'
 Bathroom - 6'1' x 7'7'

External

Front Driveway (Two car off road parking)
 Rear Garden (Storage shed and outbuilding with utilities)

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.