



- Three bedroom semi detached family home
- Rear Garden with storage shed
- Centrally Heated
- Double Glazed
- Driveway
- 2 minute walk to excellent local amenities





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		
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		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Three bedroom semi detached family home situated in Crosby, L23. This property is a 2 minute walk to excellent local amenities, schools and is 1.8 miles to Blundellsands and Crosby train station. This property benefits from having a rear garden with a storage shed currently used as a home gym.

Accommodation Comprises of;

Ground Floor:

Entrance Hall - 6'5" x 17'2"

Lounge - 15'0" x 12'2"

Kitchen - 11'0" x 18'5"

Utility Room - 11'0" x 5'3"

First Floor:

Landing - with hatch to the loft

Bedroom One - 11'2" x 15'1"

Bedroom Two - 11'7" x 13'5"

Bedroom Three - 9'1" x 7'6"

Bathroom - 8'7" x 6'9"

Exterior:

Driveway

Rear Garden

Storage shed with utilities (Currently used as a home gym)

To View Call Logic.

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.