



- Four bedroom detached house
- Three reception rooms
  - Garden
  - Garage
  - Ground floor W/C
- Within walking distance to Crosby Beach





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	37	52
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		60
(39-54) <b>E</b>	47	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales EU Directive 2002/91/EC		

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Four bedroom detached house situated in Crosby, L23 with excellent local amenities, transport links and within walking distance to local schools and Crosby beach. Channel Reach is located in a highly sought after area and benefits from having three reception rooms as well as a walled rear garden and driveway.

Accommodation Comprises of;

Ground Floor:

Porch

Entrance Hall

Ground floor WC

Lounge 17'11 x 14'1

Dining room 12'3 x 11'5

Family room 18'10 x 13'9

Kitchen/breakfast room 16'4 x 13'2

First Floor:

Landing

Rear bedroom One 16'8 x 10'3

Side Bedroom Two 13'5 x 8'11

Front bedroom Three 13'3 x 9'3

Rear bedroom Four 12'8 x 9'8

Bathroom 10'1 x 7'4

Exterior:

Garden

Garage

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.