



- THREE BEDROOM SEMI-DETACHED
- FRONT & REAR GARDENS
- ON STREET PARKING
- EXCELLENT LOCAL AMMENITIES
- GAS CENTRAL HEATING
- DOUBLE GLAZING





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		
	55	82
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		
	46	78
England, Scotland & Wales EU Directive 2002/91/EC		

THREE BEDROOM SEMI DETACHED PROPERTY

A well presented semi detached house situated in a convenient location within easy reach of Crosby village, local schools and other local amenities.

This well proportioned accommodation, which benefits from double glazing and central heating offers two reception rooms, fitted dining kitchen. To the first floor there are three bedrooms and a family bathroom. The property benefits from gas central heating, double glazing and there is a security alarm installed. There is a good sized rear lawned garden, not overlooked.

ACCOMMODATION COMPRISES OF;

Ground Floor

Vestibule Entrance With tiled floor and built-in meter cupboard.

Hall With radiator, telephone point and understairs storage cupboard housing combi central heating boiler.

Lounge -14'2" x 12'10" with double radiator, double glazed window, original wood strip flooring, decorative ceiling rose, feature fireplace with decorative tiled inset and inset fire.

Rear Lounge -18'0" x 10'4" with feature pine fire surround with cast iron and marble inset and marble hearth, inset 'Living Flame' gas fire, French doors to rear garden and tv point.

Dining Kitchen- 12'2" x 9'3" fitted with a range of wall and base units, molded working surfaces, inset lighting, inset gas hob, electric fan assisted oven and extractor hood, integrated dishwasher, breakfast bar, tiled floor, stainless steel drainer with mixer tap, double glazed window to rear and access to rear.

First Floor

Landing With loft access and built-in storage cupboard.

Front Bedroom One 14'0" x 12'4" with radiator, telephone point, original cast iron fireplace and double glazed window.

Rear Bedroom Two 13'2" x 12'6" with double glazed window, original cast iron fireplace, built-in wardrobe and double radiator.





Front Bedroom Three 8'1" x 6'6" with double glazed window and radiator.

Family Bathroom- white suite comprising low level w.c., pedestal washbasin, bath with shower screen, mixer tap and Mains shower fitting, stainless steel heated ladder towel rail, tiled walls, mirrored cabinet, recess ceiling lighting, paneled ceiling and double glazed window.

External Rear lawned garden, not overlooked with shrubbed areas, flagged patio area, access to front, brick outbuilding with electric points.

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.