



## 3 Brownmoor Lane, Crosby, L23 0TD

### Offers Over £425,000

If you are looking for a spacious family home, this could be the perfect home for you!

Berkeley Shaw Real Estate is excited to bring to the sales market this spacious extended four-bedroom detached property located on Brownmoor Lane L23. This expansive home offers the potential for further development subject to building regulations and planning permission. The property further boasts a brick, purpose built outbuilding which offers potential for use as an office space or the ideal 'man cave'. The surrounding area offers an excellent variety of amenities with a superb range of schools, shops, restaurants, cafes & a strong transport infrastructure.

Set out across two floors, the accommodation briefly comprises; porch, spacious entrance hall with under stairs WC, bay fronted lounge with feature electric fire, extended family room/dining room with sliding door to the patio area, generous kitchen with ample storage, ground floor wet-room and a utility area. Ascending to the first floor, the landing gives access to four generously-sized bedrooms, one of which benefits from an en-suite shower room and a further modern three-piece bathroom. The loft area has been boarded with two velux windows and has fantastic potential for further conversion. Externally, the property benefits from a gated block paved front garden providing off street parking for several vehicles and a spacious rear garden with side access, patio area, laid to lawn, mature borders and a generous purpose built outbuilding. Further benefits to the home include no onward chain, gas central heating and majority double glazing.

Viewing is essential to appreciate the fantastic potential of this property!





## Vestibule

## Entrance hall

## Lounge

14'1" x 14'6" (4.30 x 4.42)

Double glazed windows to bay, electric fire, laminate floor, picture rail, coving & radiator

## Family room/dining room

29'11" x 12'1" (9.13 x 3.69)

Laminate floor, electric fire, 2 x radiators, picture rail & UPVC sliding doors to garden.

## WC

8'0" x 7'9" (2.45 x 2.38)

WC, basin, electric shower, tiled floor, tiled wall, double glazed window, extractor fan, spotlights & vertical radiator.

## Kitchen

18'3" x 8'0" (5.58 x 2.46)

Range of wall & base units, 2 x double glazed windows, vertical radiator, laminate floor, tiled splash back, ceramic sink & spotlights.

## Utility room

Tiled floor, UPVC door to garden, basin & single glazed window.

## Landing

2 x double glazed windows & loft access.

## Bedroom 1

13'10" x 13'1" (4.24 x 4.00)

Radiator, double glazed window to bay & picture rail.

## Bedroom 2

13'6" x 11'8" (4.14 x 3.57)

Fitted wardrobes, double glazed window, radiator & picture rail.

## Bedroom 3

17'6" x 8'5" (5.34 x 2.57)

Double glazed window, radiator & picture rail.

## En-suite shower room

3'10" x 5'2" (1.17 x 1.59)

WC, basin, corner shower room, spotlights & combination boiler.

## Bedroom 4

10'2" x 7'1" (3.10 x 2.18)

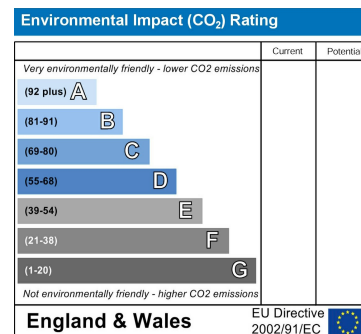
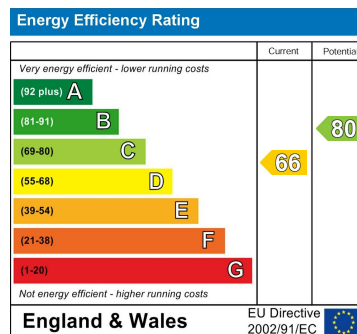
Double glazed window, radiator & picture rail.

## Family bathroom

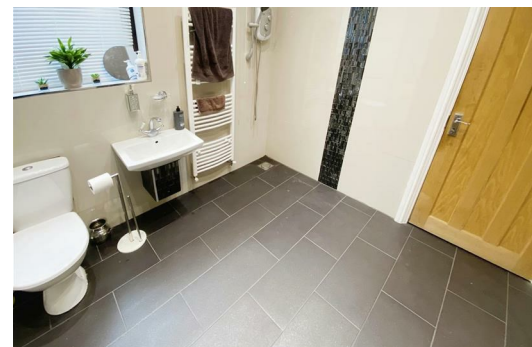
WC, basin, bath with hand shower, double glazed window, spotlights, vertical radiator, laminate floor & tiled wall.

## Externally

Walled & gated front garden with block paved driveway, side access, rear garden with laid to lawn, patio area, mature borders & purpose built brick outbuilding with 2 x double glazed windows.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used in conjunction with any prospective purchase. The accuracy, fairness and applicability of these floor plans are not guaranteed and the purchaser is to their own responsibility to verify any data for given. Made with Metropix (2022)



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