



19 Sunnyside Road, Liverpool, L23 3AY

Offers Over £310,000

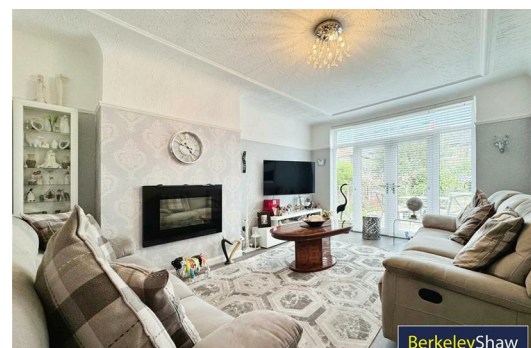
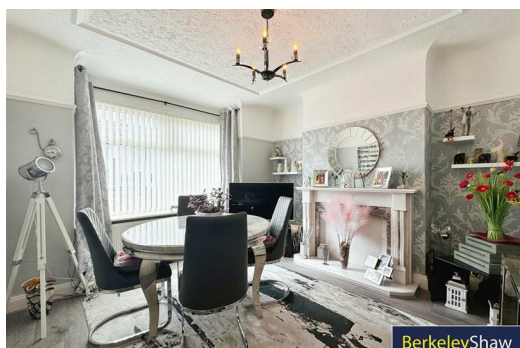
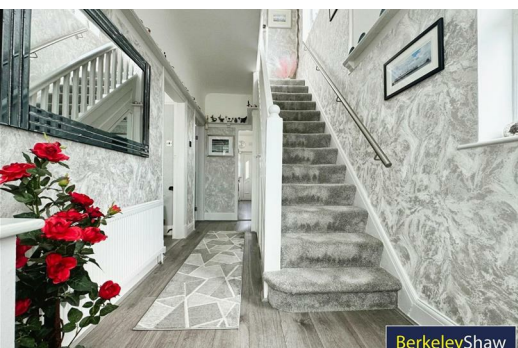
Welcome to Sunnyside Road, Crosby. This charming three-bedroom semi-detached house built in 1930. This property offers a generous 1,130 sq ft of living space, perfect for a growing family or those who love to entertain.

The area boasts a fantastic array of amenities with fantastic local schools making it an ideal choice for families. There is also a wide range of shops, restaurants, cafes & bars giving buyers the opportunity for an enviable social life.

As you step inside, you are greeted by a porch and inviting entrance hall. From here, you access two beautifully presented reception rooms, that provide ample space for relaxation and entertaining guests. Completing the ground floor layout is a modern galley kitchen with a range of integrated appliances and a separate WC. Rising to the first-floor, the landing provides access to three bedrooms, ensuring comfortable accommodation for the whole family. Completing the first floor layout is a modern shower room. The property further benefits from a modern shower room.

One of the standout features of this home is its beautifully manicured gardens, providing a tranquil outdoor space for you to enjoy. The presence of off-street parking and a garage ensures that you will never have to worry about finding a parking spot after a long day. Further benefits include double glazing and gas central heating.

Don't miss out on the opportunity to make this charming property your own.



Porch

UPVC double glazed french style doors.

Entrance hall

Laminate floor, radiator, storage cupboard, double glazed window & stairs to upper floor.

Dining room

Double glazed windows to bay, radiator & laminate floor.

Living room

Laminate floor, radiator, electric fire & UPVC french style doors to garden.

Kitchen

UPVC door to garden, double glazed window, range of wall & base units, composite sink, tiled splash back, gas burning hob, electric oven, extractor hood, laminate floor & integrated dishwasher.

WC

WC, basin, double glazed window & laminate floor.

Landing

Double glazed window & loft access.

Bedroom 1

Double glazed windows to bay, radiator & fitted wardrobe.

Bedroom 2

Double glazed window, radiator, storage cupboard & fitted wardrobe.

Bedroom 3

Double glazed window & radiator.

Shower room

Showed unit with glass screen & electric shower, tiled walls, tiled floor, double glazed window & spotlights.

Externally

Pebbled front garden providing off street parking. Rear garden with decked area, mature borders, laid to lawn & garage.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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 & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



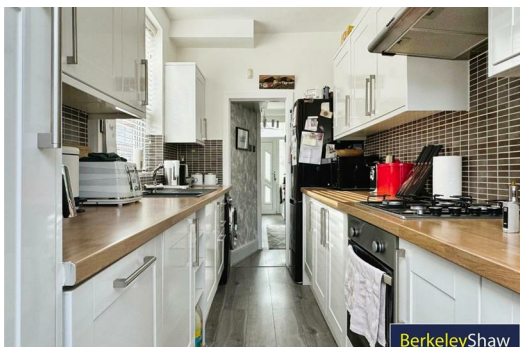
TOTAL FLOOR AREA - 1119 sq ft. (104.0 sq m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, windows, doors, etc. may differ from those shown and no responsibility is taken for any error. Dimensions in this document, including the floorplan, are for information only and should be used as a guide only. The services, equipment and appliances shown here have not been tested and no guarantee can be given regarding their operation or efficiency for the given.

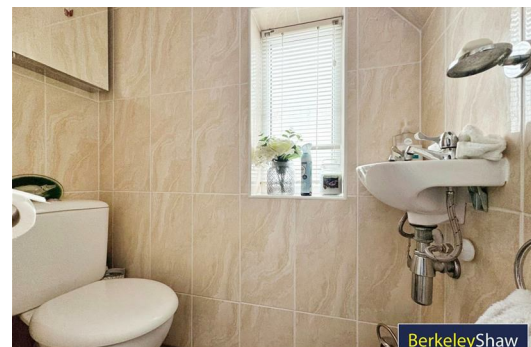
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