



31 The Northern Road, Liverpool, L23 2RA

£340,000

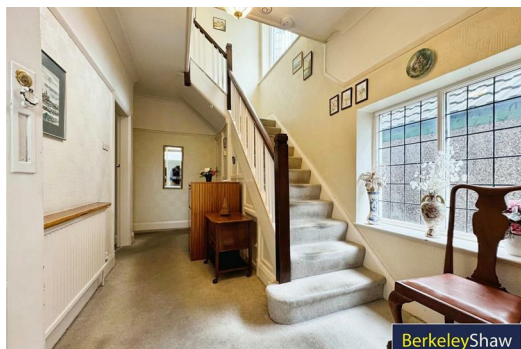
Welcome to this charming four-bedroom semi-detached home located on The Northern Road in Crosby, Liverpool. This property boasts three reception rooms, perfect for entertaining guests or simply relaxing with the family. With four spacious bedrooms, there is plenty of room for everyone to enjoy their own space.

Situated just a short walk from Crosby Village, this home offers the convenience of local amenities, shops, and restaurants right at your doorstep. Families will appreciate the excellent local schools in the area, making this property an ideal buy for those with children.

One of the standout features of this property is the fantastic potential for further conversion and development subject to necessary planning. Whether you're looking to expand the living space, create a home office, the possibilities are endless.

With off street parking available and a garage, you'll never have to worry about finding a spot on the street. Additionally, the fact that this property comes with no onward chain means you could be moving in sooner than you think. Further benefits to the property include a substantial loft space, ideal for storage, majority double glazing and gas central heating.

Don't miss out on the opportunity to own this wonderful home in a sought-after location with great potential. Contact us today to arrange a viewing and start envisioning the possibilities for this fantastic property.



Porch

Tiled floor & UPVC front door.

Entrance hall

Lead lined single glazed window, radiator & stairs to first floor.

Cloakroom

Double glazed window & ample storage.

Family room

11'10" x 16'1" into bay (3.62 x 4.92 into bay)

Double glazed windows to bay, picture rail, radiator & art deco style feature fire.

Lounge

11'3" x 18'10" into bay (3.45 x 5.75 into bay)

Timber frame single glazed doors & windows to bay, gas fire & radiator.

Dining room

11'9" into bay x 14'6" (3.60 into bay x 4.42)

Double glazed windows to bay, radiator & ample storage.

Kitchen

9'8" x 5'2" (2.95 x 1.6)

Range of wall & base units, 2 x double glazed windows, stainless steel sink & part tiled walls.

Inner hall

UPVC door to garden, access to WC & utility room.

WC

WC

Utility room

7'10" x 4'7" (2.4 x 1.42)

Double glazed window, Belfast sink & space for washing machine & tumble dryer.

Landing

Double glazed windows to bay & loft access.

Bedroom 1

11'5" x 16'6" into bay (3.5 x 5.05 into bay)

Double glazed windows to bay, picture rail & radiator.

Bedroom 2

11'5" x 18'8" into bay (3.48 x 5.71 into bay)

Double glazed windows to bay, picture rail & radiator.

Bedroom 3

8'9" x 8'10" into bay (2.68 x 2.71 into bay)

Double glazed windows & radiator.

Bedroom 4

8'10" x 10'1" into bay (2.7 x 3.09 into bay)

Double glazed windows & radiator.

Bathroom

2 x double glazed windows, WC, basin, bath, corner shower & radiator.

Loft space

Converted into substantial storage space with great potential for further conversion.

Externally

Laid to lawn front garden with driveway access & access to the garage. Generous rear garden with laid to lawn & mature borders.

Garage

Up & over door, electric supply & water supply.

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		
	70	78
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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR

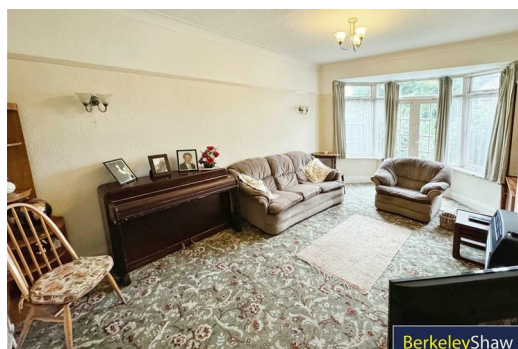
1ST FLOOR



Whilst every effort has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for guidance purposes only and should be used as such for the prospective purchaser. The fixtures, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metreplan 12.000



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