



9 Preston Way, Liverpool, L23 9SU

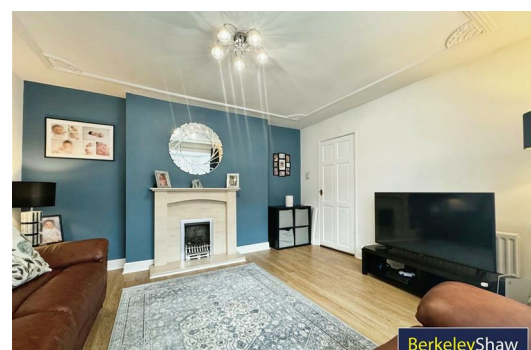
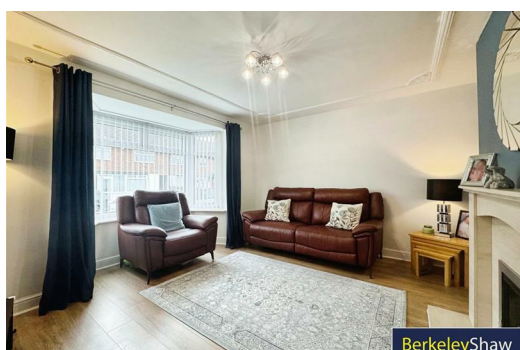
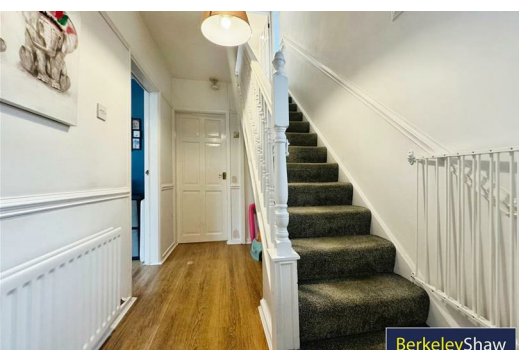
Asking Price £210,000

Nestled in the charming Preston Way of Crosby, this delightful three-bedroom semi-detached house is a gem waiting to be discovered. Ideal for a range of buyers, from first-time buyers to families seeking proximity to excellent local schools.

The property is ideally positioned for easy access to Crosby Village, offering a range of shops, restaurants and bars. If you are a commuter, the M57 & M58 motorway networks are within easy reach.

Set out across two floors, the accommodation briefly comprises; inviting entrance hall with understairs storage, a spacious bay fronted living room perfect for relaxing, rear kitchen diner with a range of integrated appliances and breakfast bar. This is a great space for entertaining or dining as a family and provides access to the conservatory. Rising to the first floor, the landing provides access to three well-proportioned bedrooms, a two-piece bathroom with storage cupboard and a separate WC. Externally, the property boasts a generous front garden with potential for conversion into off street parking and a spacious rear garden with decked area and laid to lawn. Further benefits to the property include gas central heating & double glazing.

Get in touch straight away to arrange a viewing of this fantastically versatile home!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(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		

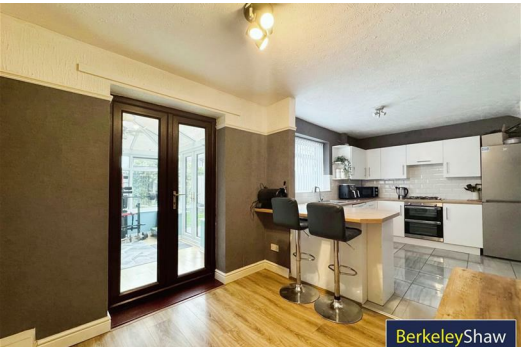
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

GROUND FLOOR

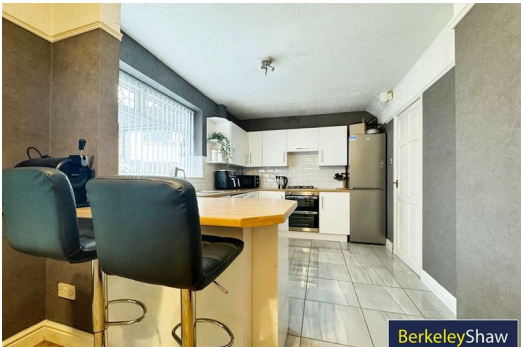
1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, window, room and any other detail are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should not be used to rely on for prospective purchases. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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