



30 Cranfield Road, Liverpool, L23 9TZ

Asking Price £350,000

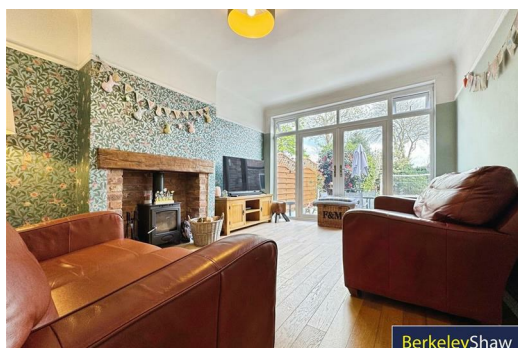
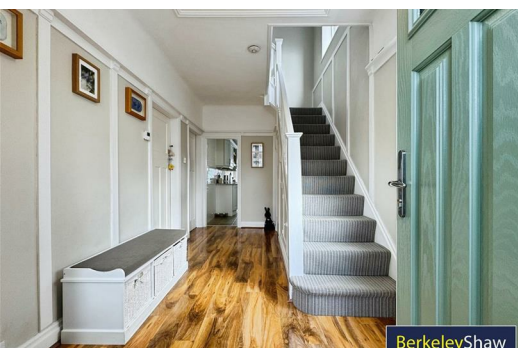
Set on the ever-popular Cranfield Road, this beautifully decorated three-bedroom semi-detached home perfectly blends modern style with practical family living. Thoughtfully updated throughout, the property offers spacious interiors, generous outdoor space, and a superb location close to a wide array of local amenities.

Upon entering, you're welcomed by a bright hallway leading to two spacious and versatile reception rooms, ideal for both everyday living and entertaining. The rear living room is a perfect space to relax with French style doors out to the rear garden & a log burning stove. The heart of the home is a sleek and modern kitchen, complete with contemporary fittings, Neff appliances, quartz work tops and ample storage—perfect for cooking and gathering. Upstairs, you'll find three well-proportioned bedrooms and a stylish four-piece bathroom suite with impressive free standing bath and corner shower.

Outside, the property benefits from off-road parking, a garage, and a private rear garden—a peaceful haven for outdoor enjoyment, whether it's quiet mornings with a coffee or summer barbecues with friends on the patio.

The surrounding area is rich in amenities, with Crosby Village offering a vibrant mix of shops, restaurants, cafes, and bars. The area is also renowned for its excellent schools, making it an ideal choice for families. For commuters, easy access to the motorway network and nearby train stations ensures convenience for travel into Liverpool city centre and beyond.

This property will appeal to a wide range of buyers—whether you're a family looking to benefit from the excellent local schools, professionals seeking a move-in-ready home, or downsizers wanting a manageable yet spacious property in a convenient location. Contact us today to arrange your viewing and see all that this home has to offer.



Porch

UPVC double glazed double doors to the front elevation & tiled flooring.

Hallway

UPVC double glazed frosted doors with inlay, UPVC double glazed window to side elevation, radiator, laminate flooring, Plate rail, wood paneling & understairs storage.

Dining room

UPVC glazed windows to bay, laminate flooring, picture rail & radiator,

Living room

UPVC double glazed windows, French style doors to the rear garden, radiator, hard wood flooring, picture rail radiator, log burning stove with stone hearth & wooden mantel,

WC

UPVC double glazed window to side elevation, tiled floor, tiled walls, WC & wash handbasin.

Landing

UPVC frosted window to bay on side elevation & loft access with drop down ladder.

Bedroom 1

UPVC double glazed bay window to front elevation, radiator & picture rail.

Bedroom 2

Radiator, UPVC double glazed window to rear and side elevation & picture rail.

Bedroom 3

UPVC double glazed bay style window, picture rail & radiator

Bathroom

Tiled walls, tiled floor, UPVC frosted double glazed windows, WC, free standing bath, wash hand basin, corner shower with rainfall shower head, feature chrome radiator & additional loft access.

Externally

Front Garden- Part walled front garden with lawn & off

street parking.

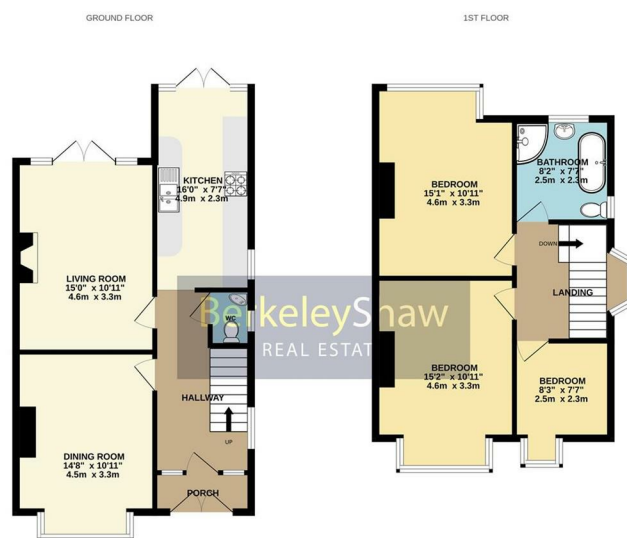
Rear Garden- Flagged patio, lawn with mature shrubs and trees, door to garage & gated side access.

Garage

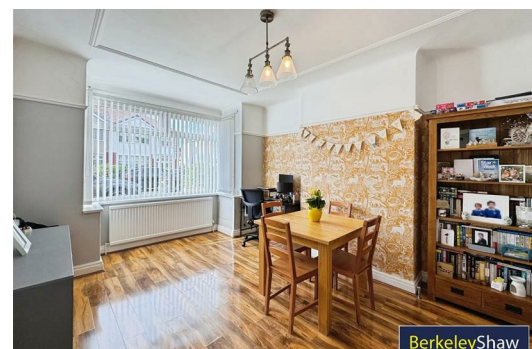
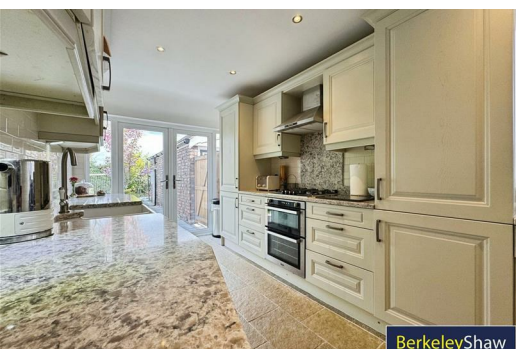
Up & over door, timber framed single glazed window & power.

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		
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Not environmentally friendly - higher CO ₂ emissions		
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While every attempt has been made to ensure the accuracy of the figures contained here, measurements of floor, ceiling, room and any other dimensions are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The various, names and addresses shown here are not intended and no guarantee as to their availability or efficiency can be given. Maps and Images ©2022



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