



## 57 Vale Road, Liverpool, L23 5RY

### Offers Over £220,000

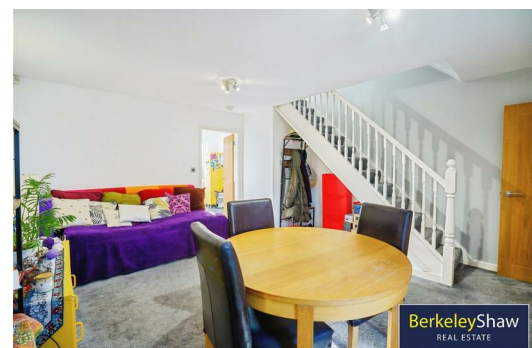
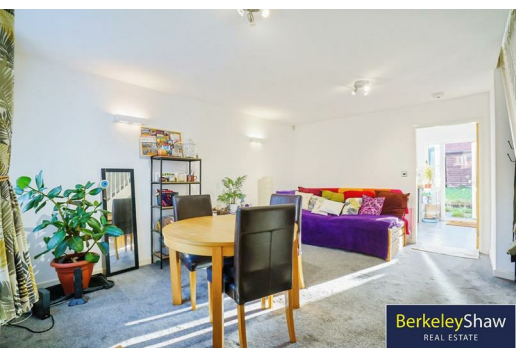
Don't miss the opportunity to view this beautifully presented three-bedroom semi-detached home on sought-after Vale Road — right in the heart of Crosby. Perfect for first-time buyers and downsizers alike, this property is offered with no onward chain, making your move smoother and stress-free. It provides generous living space, a fantastic garden, and the everyday convenience of off-street parking.

Located just moments from the abundance of amenities in Crosby Village, Coronation Road and Liverpool Road, you'll be spoiled for choice with excellent restaurants, cafés, bars, and local shops all within easy reach.

Step through the front door into a bright, spacious open-plan living area — a welcoming space ideal for cosy family nights in or entertaining guests. To the rear, the stylish kitchen-diner is a true highlight, complete with modern fittings and patio doors that open out onto the sunny garden. This seamless indoor-outdoor connection creates the perfect setting for summer gatherings and relaxed weekend breakfasts. A convenient downstairs toilet adds extra practicality for everyday living.

Upstairs, you'll find three well-proportioned bedrooms, each offering comfortable, versatile accommodation to suit your lifestyle — whether you need family bedrooms, a guest room, or a dedicated home office. The impressive family bathroom combines style with functionality, providing a calm and modern space to unwind.

Outside, the generous, sun-drenched garden is ideal for children to play, hosting BBQs, or simply enjoying a peaceful moment outdoors. The property also benefits from off-street parking, giving you that extra touch of





| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         | 87        |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |

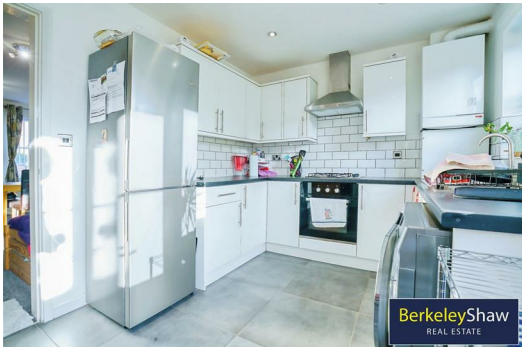
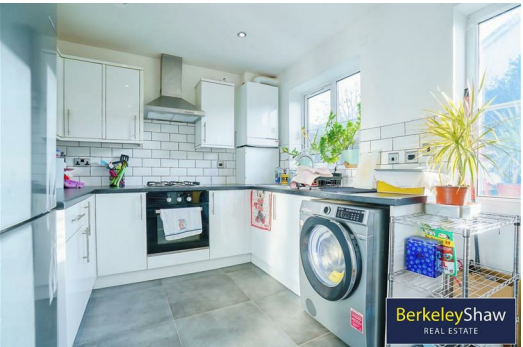
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |
| EU Directive 2002/91/EC                                         |         |           |
| England & Wales                                                 |         |           |

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Hogenap CDD2



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