



## 16 Willow Way

Crosby, Liverpool, L23 2TP

£375,000



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## Ground Floor

### Vestibule

6'07 x 2'06 (2.01m x 0.76m)

Wooden framed frosted single glazed doors to front elevation, tiled flooring, storage cupboard housing consumer unit.

### Entrance Hall

6'04 x 13'05 (1.93m x 4.09m)

Wooden framed frosted single glazed door to front elevation, UPVC frosted double glazed door to side elevation, radiator, panelling, herringbone flooring, under stairs storage.

### Lounge

14'11 x 12'09 (4.55m x 3.89m)

UPVC double glazed bay style window to front elevation, plantation shutters, carpet flooring, wall lights, radiator, picture rail, cast iron fireplace.

### Kitchen/Diner

19'10 x 17'0 (6.05m x 5.18m)

UPVC double glazed door and windows to rear elevation, UPVC double glazed windows to side elevation, herringbone flooring, radiator, breakfast island with induction hob, wine cooler, range of wall and base units, pull out pantry, integrated oven, grill, dishwasher, 1 1/2 bowl porcelain sink inset with chrome mixer tap, space for American style fridge, TV point, downlights.

### Utility Room

5'10 x 8'10 (1.78m x 2.69m)

UPVC double glazed windows to rear and side elevation,, space for white goods, stainless steel sink, base units, UPVC frosted double glazed door to side elevation, laminate flooring.

## WC

UPVC frosted double glazed window to rear elevation, WC, laminate flooring.

## First Floor

### Landing

7'06 x 9'01 (2.29m x 2.77m)

UPVC frosted double glazed window to side elevation, carpet flooring, loft access, picture rail.

### Bedroom One

12'02 x 16'07 (3.71m x 5.05m)

UPVC double glazed bay style window to front elevation with frosted inlay and plantation shutters, cast iron fireplace, radiator, fitted wardrobe, picture rail.

### Bedroom Two

10'11 x 15'05 (3.33m x 4.70m)

UPVC double glazed bay style window to rear elevation, radiator, carpet flooring, picture rail.

### Bedroom Three

7'02 x 12'05 (2.18m x 3.78m)

UPVC double glazed window to front elevation, carpet flooring, radiator, storage cupboard, picture rail.

## Bathroom

9'01 x 8'02 (2.77m x 2.49m)

Two UPVC frosted double glazed windows to side elevation, WC, wash hand basin, vinyl flooring, part tiled, walk in shower with rainfall shower head, inset shelf, towel rail, downlights.

## Externally



### Front Garden

Driveway to front/side leading to a garage in the rear garden.

### Rear Garden

Good size, well established rear garden featuring lawned area, borders and patio.



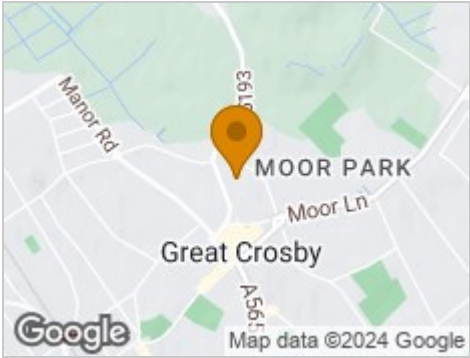
Road Map



Hybrid Map



Terrain Map



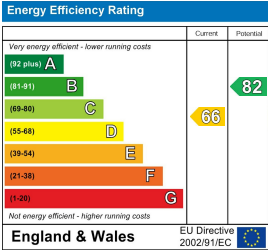
Floor Plan



Viewing

Please contact our Michael Moon Office on 0151 924 1000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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