



39 St. Michaels Road

, Crosby, L23 7UJ

Asking price £895,000



6



3



3



39 St. Michaels Road

, Crosby, L23 7UJ

Asking price £895,000



Ground Floor

Entrance Hall

5'4 x 8'3 (1.63m x 2.51m)

UPVC door to front elevation, vinyl flooring

Cloakroom

4'4 x 4'8 (1.32m x 1.42m)

UPVC frosted double glazed door to side elevation, WC, sliding door, wash hand basin, wall lights, part tiled.

Hallway

12'3 x 10'5 (3.73m x 3.18m)

Hardwood flooring, stairs leading to first floor, radiator.

Games Room

17'0 x 14'0 (5.18m x 4.27m)

UPVC double glazed windows to front elevation, hardwood flooring, radiator, wall lights, double sided log burning fire, TV point.

Office

9'8 x 11'4 (2.95m x 3.45m)

UPVC double glazed window to front and side elevation, UPVC double glazed door to side elevation, radiator, downlights.

Living Room/Dining Room

23'8 x 23'10 (7.21m x 7.26m)

Hardwood flooring, inset TV point, double sided log burning fire, UPVC double glazed windows to rear and side elevation, UPVC double glazed double doors to rear elevation, radiators.

Kitchen

12'3 x 14'5 (3.73m x 4.39m)

UPVC double glazed windows to side elevations, tiled flooring, part tiled walls, range of wall and base units,

space for range cooker and American style fridge/freezer.

Utility

12'3 x 10'5 (3.73m x 3.18m)

UPVC double glazed window to rear elevation, door to side access, tiled flooring, part tiled walls, 1 1/2 bowl sink.

First Floor

Landing

12'10 x 22'1 (3.91m x 6.73m)

Radiator, downlights.

Bedroom One

17'7 x 15'0 (5.36m x 4.57m)

UPVC double glazed window to front elevation, UPVC frosted double glazed door to side elevation with access to balcony, vinyl flooring, radiator.

Bedroom Two

13'9 x 10'5 (4.19m x 3.18m)

UPVC frosted double glazed door and windows to side elevation with access to balcony, laminate flooring, fitted mirror wardrobes.

Bedroom Three

13'9 x 10'7 (4.19m x 3.23m)

UPVC double glazed window to rear elevation, UPVC frosted double glazed door to side elevation providing access to balcony, hardwood flooring, mirrored fitted wardrobe, radiator.

Bedroom Four

9'8 x 14'2 (2.95m x 4.32m)

Two UPVC double glazed windows to side elevation, carpet flooring, radiator.

Bathroom

12'7 x 10'11 (3.84m x 3.33m)

UPVC double glazed windows to rear elevation tiled flooring with part tiled walls, WC, wash hand basin, bath with extractor fan, downlights, walk in shower, chrome towel rail.

Second Floor

Landing

8'8 x 10'6 (2.64m x 3.20m)

Carpet flooring, feature low level lighting, UPVC frosted full length window to front elevation.

Bedroom Five

17'7 x 16'11 (5.36m x 5.16m)

UPVC double glazed double doors to front elevation leading to balcony with outside light, hardwood flooring, radiator, downlights.

Master Bedroom

12'5 x 12'5 (3.78m x 3.78m)

UPVC double glazed double doors leading to balcony with decking and outside light, hardwood flooring, downlights, sound system, wall lights, radiator.

Walk In Wardrobe

11'5 x 13'10 (3.48m x 4.22m)

UPVC double glazed window to rear elevation, fitted mirrored wardrobes, hardwood flooring.

En-Suite

12'5 x 11'7 (3.78m x 3.53m)

Tiled flooring, freestanding bath, WC, wash hand basin, walk in corner shower with rainfall shower head, downlights, storage cupboard.

Externally

Front Garden

Off road parking for multiple cars, car port with side access, mature shrubs and trees with lawn, double gates.

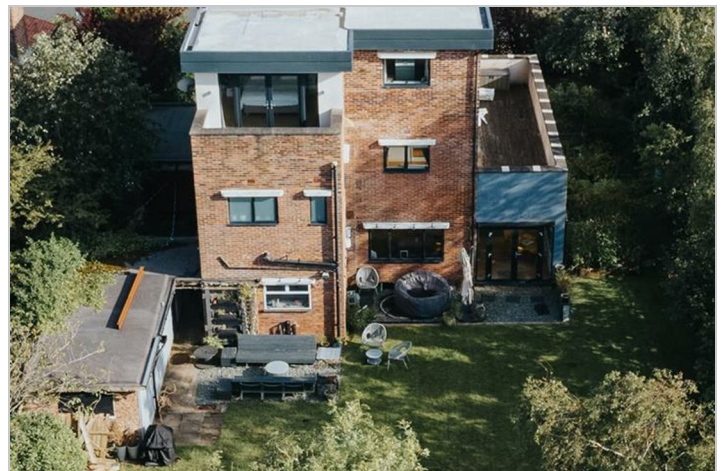
Rear Garden

Mainly laid to lawn with mature shrubs and trees, wild garden with sleepers to side, log storage, outside socket.

Garage

9'10 x 22'5 (3.00m x 6.83m)

Power and lights, up and over door.



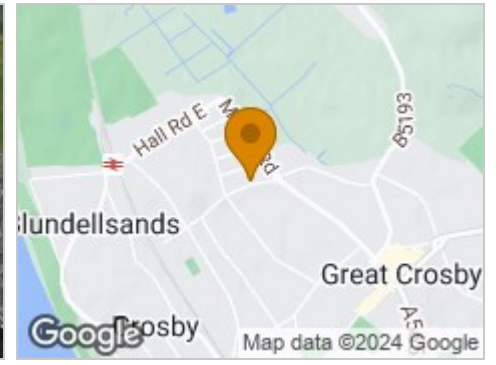
Road Map



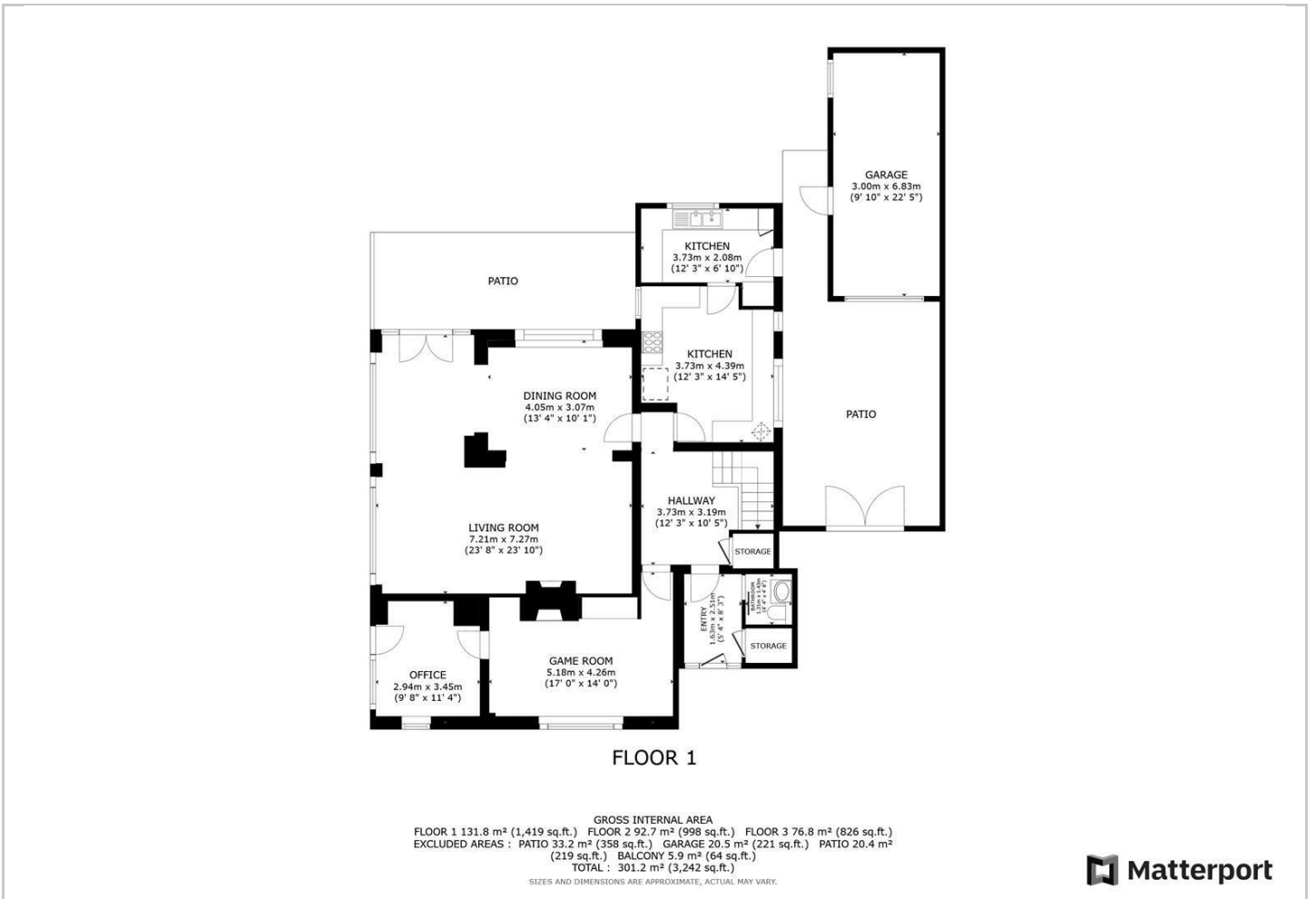
Hybrid Map



Terrain Map



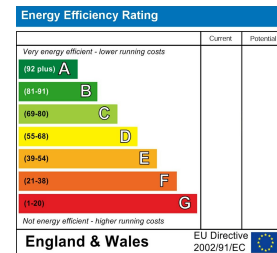
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.