



## 39 St. Michaels Road

, Crosby, L23 7UJ

Asking price £895,000



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## 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.



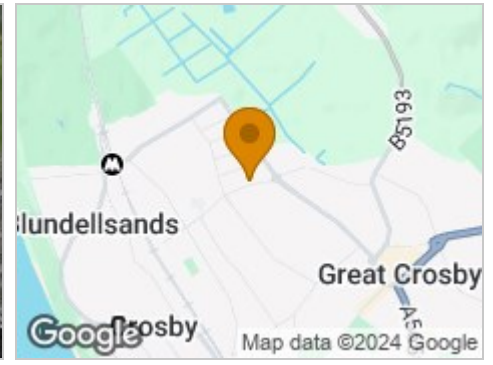
## Road Map



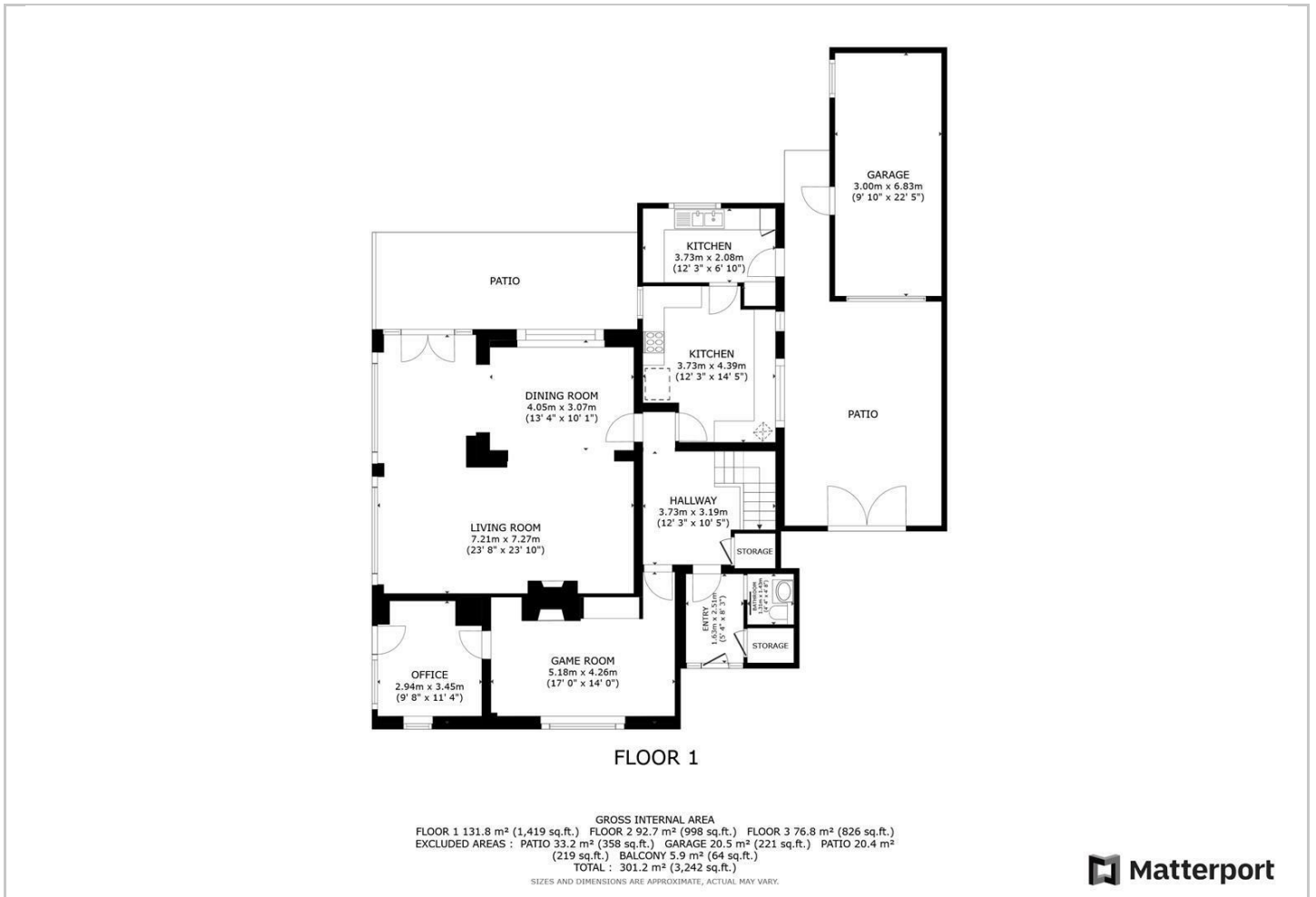
## Hybrid Map



## 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



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