



## 40A Ennismore Road

, Crosby, L23 7UQ

£1,850

Nestled on the charming Ennismore Road in Crosby, this delightful semi-detached house offers a perfect blend of modern living and comfort. Built in 2013, the property spans an impressive 1,550 square feet, providing ample space for families or those seeking a little extra room to breathe.

Upon entering, you are greeted by a tastefully decorated front sitting room, ideal for relaxing or entertaining guests. The heart of the home is undoubtedly the open-plan kitchen, which comes complete with essential white goods and flows seamlessly into a dining and living area. This inviting space is enhanced by patio doors that lead to a generously sized garden, perfect for outdoor gatherings or quiet evenings under the stars. A convenient downstairs WC adds to the practicality of the ground floor.

Venturing to the first floor, you will discover two bright double bedrooms, alongside a single bedroom that can serve as a guest room or a study. The modern bathroom on this level features a shower over the bath, a wash basin, and a WC, catering to the needs of the household.

The second floor is dedicated to a spacious master bedroom, complete with an en suite bathroom and skylights that flood the room with natural light, creating a serene retreat.

With parking available for one vehicle, this property is not only well-appointed but also conveniently located. It is an ideal choice for those looking to settle in a vibrant community while enjoying the comforts of a contemporary home. Don't miss the opportunity to make this lovely property your own.

### 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.



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Floor Plan



Area Map



Energy Efficiency Graph



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