



8 Alexandra Road

, Crosby, L23 7TF

Offers over £360,000



NO CHAIN

Are you looking for a project? Then look no further, this one is for you. This five bedroom character semi detached residence needs modernisation but offers any buyer a real chance to put your stamp on a substantial family home. Set in the heart of Crosby with all amenities literally on its doorstep - excellent and sought after schools, local shops, supermarkets, bars, restaurants, local parks, transport links and easy access to crosby beach.

The property briefly comprises of entrance porch, good sized entrance hallway, lounge, family room, kitchen/diner and utility room to the ground floor. To the first floor are three double bedrooms - the master bedroom benefits from a dressing room and en-suite shower room with a family bathroom. To the second floor are two further bedrooms and a storage/potential bathroom.

Outside is a garden to the front and driveway to the rear. The property has been installed with double glazing and a gas central heating system.



PORCH

entrance door and windows to front and side elevation. Quarry tiled feature flooring.

HALLWAY 10'8" x 9'11" (3.27 x 3.04)

Glazed entrance door, window to side, radiator. Under stairs storage cupboard.

LOUNGE 17'2" x 13'0" (5.25 x 3.98)

Bay window, radiator. Gas fire.

FAMILY ROOM 13'10" x 9'11" (4.24 x 3.04)

Window, radiator. Open fire with surround.

KITCHEN/DINER 14'8" x 13'3" (4.48 x 4.06)

Fitted units comprising of worktops inset with sink unit with splash backs. Electric double oven, gas hob with extractor fan over. Window, radiator. Space for fridge/freezer. Seating area with breakfast bar. Tiled flooring.

UTILITY ROOM 11'5" x 8'3" (3.49 x 2.52)

Window, radiator. Wall mounted gas central heating boiler (currently not working). Kitchen units with worktops incorporating stainless steel sink unit.

INNERHALLWAY

Door leading to rear.

FIRST FLOOR

Stairs to second floor

BEDROOM 1 13'4" x 15'9" (4.07 x 4.81)

Window, radiator, arch leading to:

DRESSING ROOM 14'6" x 10'2" (4.42 x 3.11)

Window, fitted wardrobes with concealed access to:

EN-SUITE 4'10" x 11'1" (1.48 x 3.39)

(partially fitted). Low level WC, wash hand basin. Shower tray.

BEDROOM 2 14'2" x 13'5" (4.34 x 4.09)

Window, radiator.

BEDROOM 3 14'6" x 13'6" (4.43 x 4.12)

Window, radiator.

BATHROOM 11'1" x 6'5" (3.39 x 1.98)

White suite comprising of panel bath, low level WC, wash hand basin. Tiled walls. Radiator.

SECOND FLOOR LANDING

Light tunnel window.

BEDROOM 4 15'6" x 10'10" (4.74 x 3.32)

Window, radiator.

BEDROOM 5 13'11" x 10'8" (4.26 x 3.27)

Window, radiator. Skylight.

TANK ROOM

GARDEN

The garden to the front is laid to lawn with mature shrubs and trees. Paved pathway.

Rear garden - paved with driveway affording parking for cars - accessed via side driveway.

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.

82 Coronation Road, Crosby, Liverpool L23 5RH

Tel: 0151 909 3003
Email: crosby@abode.group.co.uk
Web: www.abode-group.co.uk

6 Allerton Road, Mossley Hill, Liverpool, L18 1LN

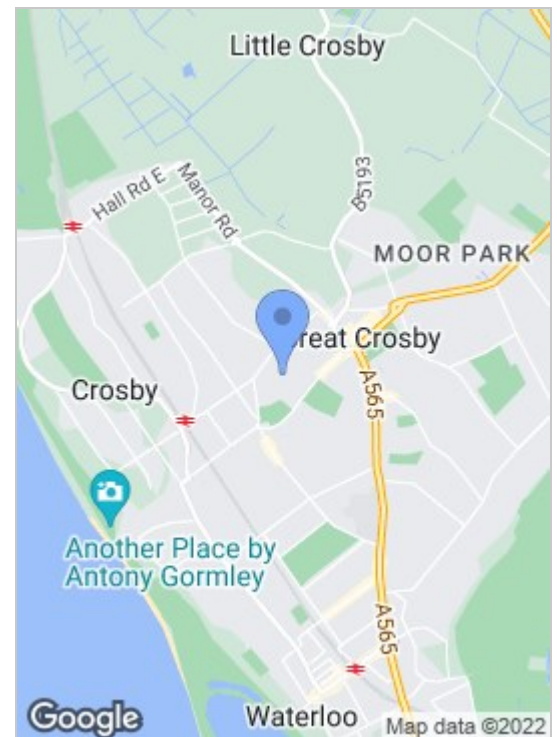
Tel: 0151 601 3003
Email: allerton@abode-group.co.uk
Web: www.abode-group.co.uk

2 Chapel Lane, Formby, Liverpool, L37 4DU

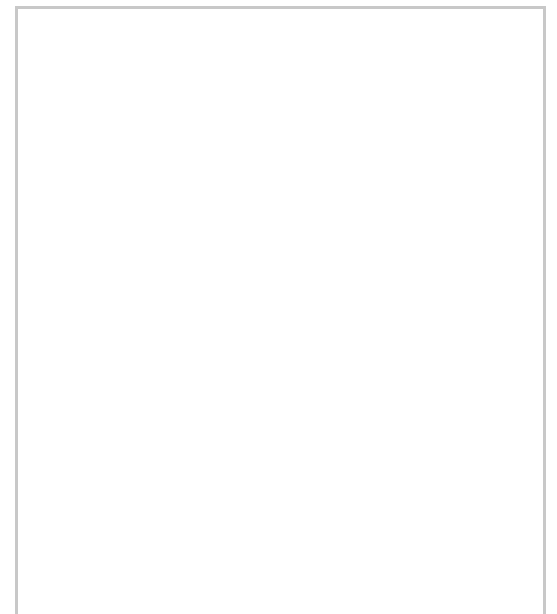
Tel: 01704 827 402
Email: formby@abode-group.co.uk
Web: www.abode-group.co.uk

Abode Group (NW) company registration number 108862013

Area Map



Floor Plans



Energy Efficiency Graph

