



## 35 York Road

Crosby, Liverpool, L23 5TT

**Offers in the region of £175,000**

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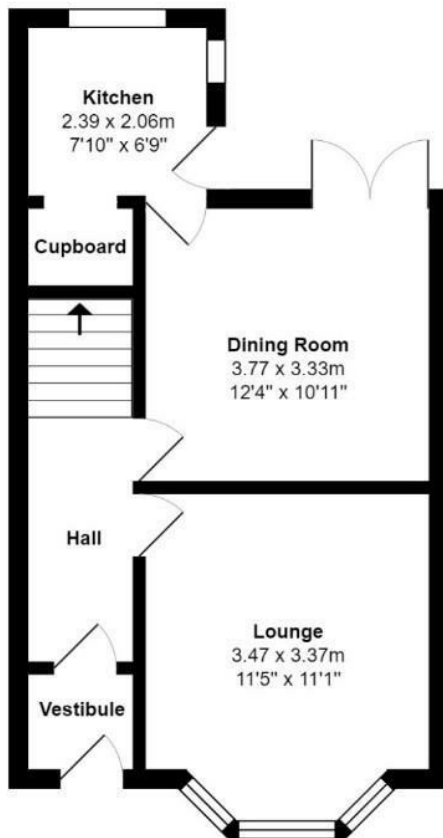
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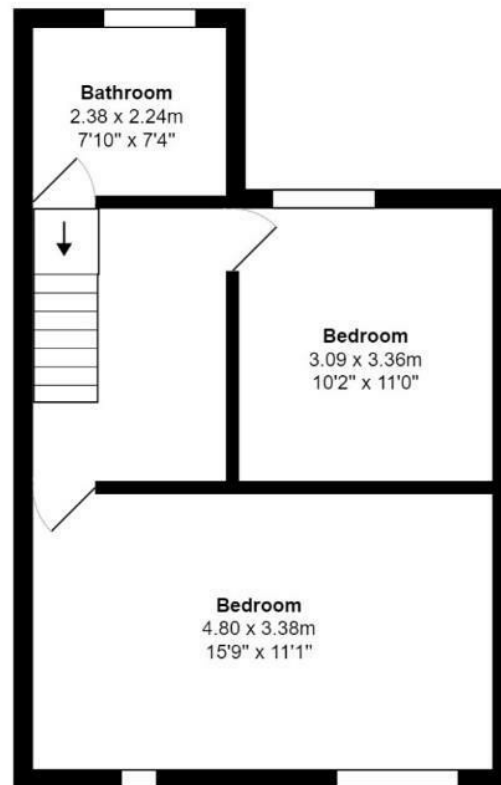
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Ground Floor

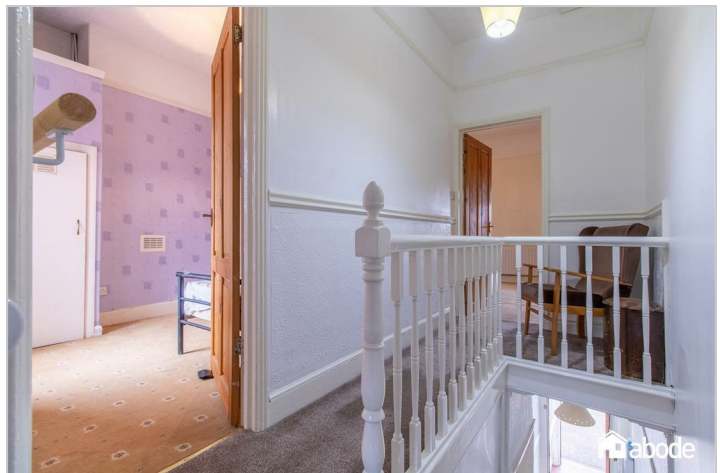


1st Floor



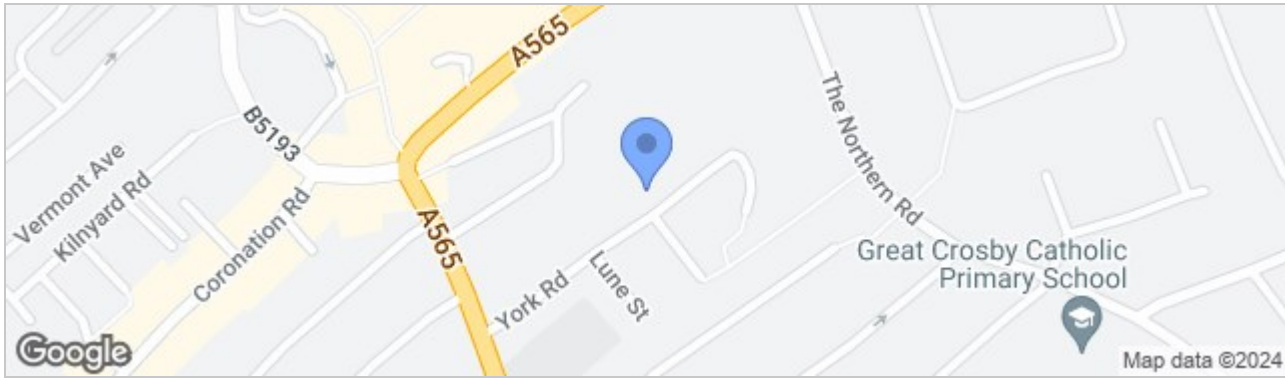
Total Area: 83.0 m<sup>2</sup> ... 894 ft<sup>2</sup>

All measurements are approximate and for display purposes only





## Road Map



## Hybrid Map



## Terrain Map



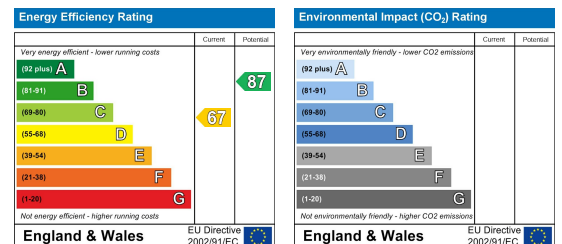
- **TWO BEDROOM HOUSE**
- **TWO RECEPTION ROOMS**
- **FAMILY BATHROOM**
- **FITTED KITCHEN**
- **REAR COURTYARD**
- **PARKING PERMITS**
- **NO CHAIN**

## Viewing

Please contact our Crosby Office on 01519093003 if you wish to arrange a viewing appointment for this property or require further information.

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.

## Energy Efficiency Graph



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