



191 College Road

Crosby, Liverpool, L23 3AX

£1,825



We hope the photos of our home from home have caught your eye of this fully furnished property.

This beautiful property is situated in the popular area of Crosby. It is within walking distance of the seafront, local shops, restaurants and Blundellsands & Crosby train station.

The property offers a dining room, fully integrated kitchen, utility room, downstairs shower room, lounge with a pull out double bed. The courtyard can be accessed via both reception rooms and the kitchen. To the first floor the property has two double bedrooms, one has a dressing area and the other leads onto the cot room for those who have a young baby. There is also children's room with bunk beds and a full family bathroom. Further benefits include gas central heating and double glazing. Parking is on street.

The property is fully furnished.

Please contact us at Abode Crosby to arrange a viewing or for further detail on this beautiful property.
01519093003 - Option 2.



What a gem of a home.

Offering such a unique opportunity to purchase this ONE OF A KIND detached residence, this quirky abode is something that has never been to the market. Having been completely renovated to offer spacious reception rooms, whilst offering THREE DOUBLE BEDROOMS plus dressing room/office this home is one not to be missed.

Such an ideal location for an amazing amount of amenities including walking distance to Crosby village and college road with its selection of shops, supermarkets, coffee shops, bars and restaurants. Train station and bus links are within a short stroll away along with excellent schools and Crosby beach.

The property briefly comprises of entrance porch, spacious lounge, good sized kitchen/breakfast room with utility room off (can be converted to ground floor bathroom) and family room to the ground floor. To the first floor are three double bedrooms, dressing room/office and bathroom to the first floor. Outside is a courtyard garden. The property has been installed with UPVC double glazing and a gas fired central heating system.

NO CHAIN

Porch

Hardwood entrance door, solid wood floors. Cloaks area with wall mounted gas central heating boiler.

Lounge

4.80m x 4.87m (15' 9" x 16') UPVC double glazed window to front, radiator. UPVC double glazed French doors to side leading to courtyard. Solid wood flooring. Stairs to first floor.

Kitchen/breakfast room

4.80m x 3.55m (15' 9" x 11' 8") Range of free standing units comprising of worktops inset with sink unit with splash backs. Space for fridge/freezer, space for range style gas cooker. Plumbing for dishwasher. Window to side, UPVC double glazed doors to courtyard. Solid wood flooring. Door to:

Family room

5.39m x 3.39m (17' 8" x 11' 1") UPVC double glazed French doors and picture window to courtyard. Radiator. Wood flooring, velux skylight.

Utility room

4.62m x 2.16m (15' 2" x 7' 1") Plumbing for washing machine, space for dryer. Split into two rooms. Plumbed for a ground floor shower room.

first floor landing

Wood flooring.

bedroom 1

5.83m x 4.41m (19' 2" x 14' 6") UPVC double glazed window to front, picture window to side. . Solid wood flooring, radiator.

Bedroom 2

3.99m x 3.88m (13' 1" x 12' 9") UPVC double glazed picture window, radiator. Velux window. Eaves storage.

Bedroom 3

4.70m x 1.83m (15' 5" x 6') UPVC double glazed window, velux window, wood flooring, radiator.

Dressing room

3.06m x 2.99m (10' x 9' 10") UPVC double glazed picture window, radiator. Solid wood flooring. Fitted wardrobes.

Bathroom

1.79m x 2.62m (5' 10" x 8' 7") White suite comprising of panel bath with shower over, low level WC, wash hand basin. Tiled walls, wood flooring. Window to side.

Garden

Block paved courtyard garden. Offering sunny aspect. Accessed via timber gates to front. Timber storage sheds.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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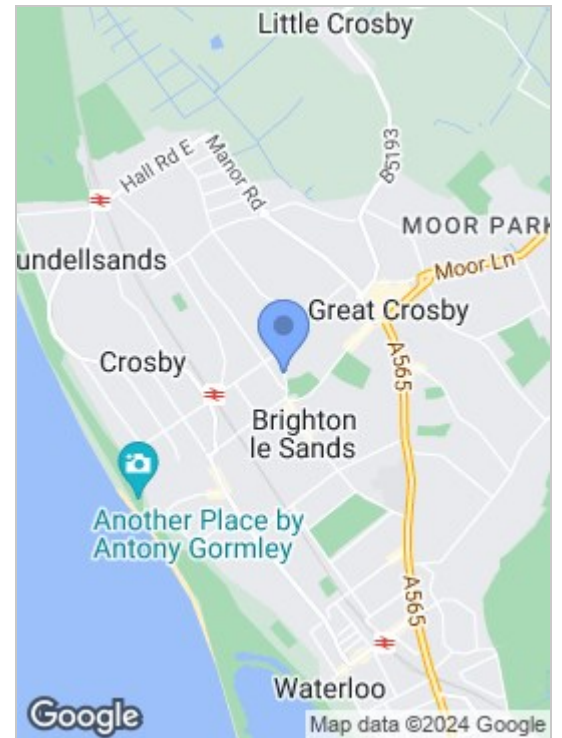
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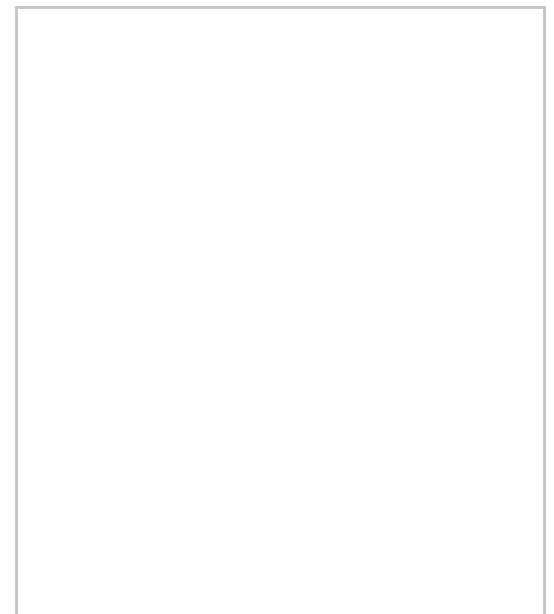
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Area Map



Floor Plans



Energy Efficiency Graph

