



## 22 Alder Grove

, Liverpool, L22 2AL

**Offers over £280,000**



Don't miss the chance to own this charming three-bedroom family home, ideally located in the sought-after L23 area. With plenty of space and just a short walk to Crosby's best amenities, this property is perfect for family living. Renowned schools, a variety of shops, excellent transport links, and the picturesque Crosby Beach are all within easy reach.

As you step inside, you're welcomed by an inviting entrance porch that opens into a spacious hallway. The ground floor includes a cozy lounge, a separate snug/office room and a well-equipped kitchen with direct access to the garden and access to utility area plus WC.

Upstairs, the home features three generously sized bedrooms, providing ample space for relaxation and storage. The large family shower room is conveniently located on this floor, making it ideal for a busy household.

Outside, the property offers a well-established rear garden, perfect for outdoor activities and entertaining guests. The home also benefits from UPVC double glazing and a gas-fired central heating system, ensuring comfort and energy efficiency throughout the year.

The property has recently had work done on the roof, new fascia's, soffits, gutters, rainwater pipes, pointing.

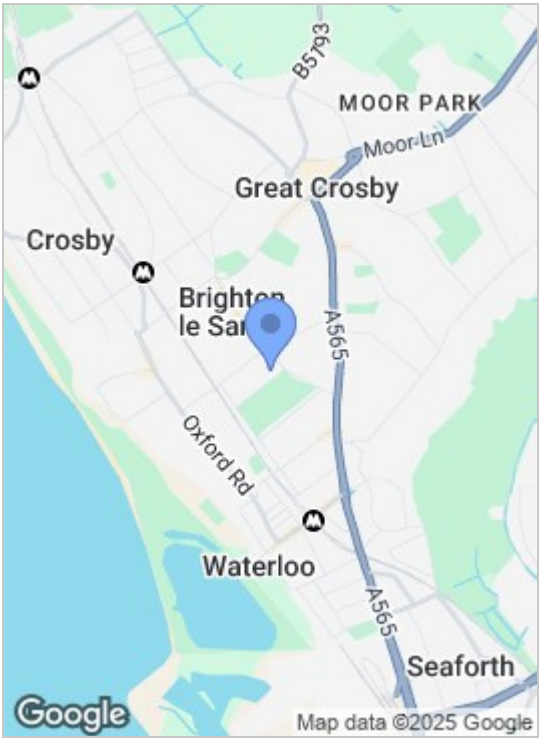
This is a rare find—act quickly to enjoy all the benefits this wonderful location has to offer.

FREEHOLD EPC C

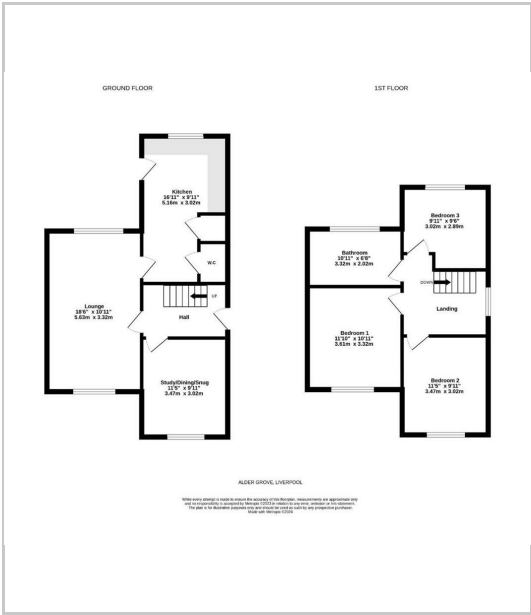
COUNCIL TAX BAND C



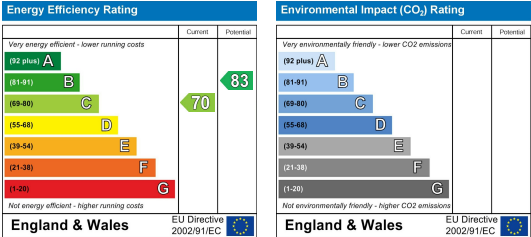
Area Map



Floor Plans



Energy Efficiency Graph



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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