



36 Vale Road

, Crosby, L23 5RZ

Offers over £350,000



This exquisite REFURBISHED mid-terrace house presents a wonderful opportunity for those seeking a comfortable and inviting home. With two spacious reception rooms that seamlessly connect to an open-plan kitchen, this property is ideal for both relaxation and entertaining, making it perfect for families or individuals who enjoy hosting gatherings.

The house features three well-proportioned bedrooms, ensuring that everyone has their own space for rest and privacy. The modern bathroom is conveniently located, catering to the demands of contemporary living. Additionally, the property boasts a cellar with two separate rooms, offering versatile options for use as an extra bedroom, living area, or even a study. There is also a room with plumbing, which could easily be transformed into a shower room, adding further convenience.

Parking for two vehicles is available, a significant advantage in this vibrant area. The exterior of the property includes a low-maintenance rear yard and a front garden, providing pleasant outdoor spaces to enjoy.

Character and charm are evident throughout the home, creating a warm and welcoming atmosphere that invites you in. Located in the heart of Crosby Village, residents will benefit from a wealth of amenities right on their



HALLWAY

UPVC double glazed entrance door, original stripped floorboards. Stairs to first floor.

LOUNGE 15'3 x 10'10 (4.65m x 3.30m)

UPVC double glazed sash window to front with plantation shutters, UPVC double glazed French doors to rear courtyard. Dual fuel stove inset into fire surround with stone insert and hearth. Stripped floorboards, radiator.

DINING ROOM 15'9 x 10'10 (4.80m x 3.30m)

UPVC double glazed sash window to front with plantation shutter. Living flame gas fire inset into oak surround. Two fitted solid oak cabinets to alcoves. Radiator. Stripped floorboards. Door leading to basement.

KITCHEN 9'9 x 9'7 (2.97m x 2.92m)

Range of shaker style units comprising of solid wood worktops inset with ceramic sink unit with splash backs. Space for fridge/freezer, plumbing for washing machine and dishwasher. Electric double oven, gas hob with extractor fan over. UPVC double glazed French doors. Stone tiled flooring.

FIRST FLOOR

Small loft access. UPVC double glazed window with plantation shutter. Stripped floorboards.

BEDROOM 1 15'2 x 14'4 (4.62m x 4.37m)

Two UPVC double glazed sash windows to front with plantation shutters, Radiator. Feature fire surround, stripped floorboards.

BEDROOM 2 15'2 x 10'11 (4.62m x 3.33m)

UPVC double glazed sash window with plantation shutter, feature fire surround. radiator. Stripped floorboards. Door leading to bedroom 3.

BEDROOM 3 15'1 x 8'6 (4.60m x 2.59m)

UPVC double glazed sash window with plantation shutters. Stripped floorboards. Radiator.

BATHROOM 9'6 x 9'4 (2.90m x 2.84m)

white suite comprising of step in shower cubicle. Low level WC, wash hand basin. Panel bath. UPVC double glazed window. Tiled walls and flooring. Radiator.

GARDEN

The front garden offers a mature and well established area. Laid to lawn with well stocked borders. Indian stone pathways with drive affording parking for cars. Private aspect with timber gates. Door leading to side passage with storage.

rear courtyard - private. Indian stone patio area.

BASEMENT

Accessed via open staircase with stairs leading down.

CELLAR ROOM 1 14'8 x 10'5 (4.47m x 3.18m)

UPVC double glazed window.

CELLAR ROOM 2 14'8 x 10'5 (4.47m x 3.18m)

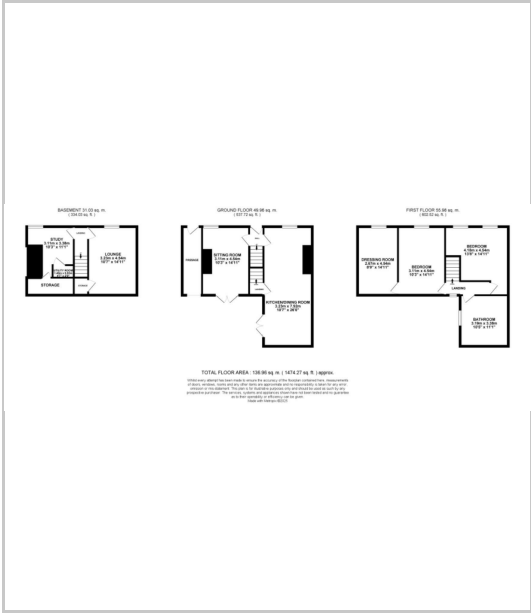
UPVC double glazed window.

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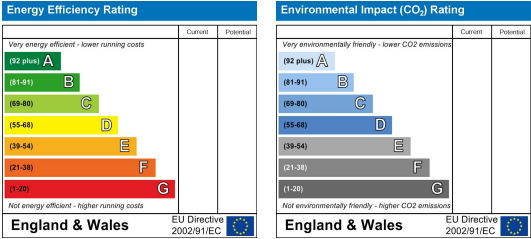
Area Map



Floor Plans



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