



# 1 Boundary Drive

Crosby, Liverpool, L23 7UY

**Offers in excess of £600,000**



This outstanding double-fronted, three-storey semi-detached home has been fully renovated and thoughtfully extended to create a luxurious and spacious residence, perfect for modern family living. Ideally located in the heart of Crosby, the property is within walking distance of excellent schools, local amenities, and transport links, making it a superb choice for families.

A grand entrance through double composite doors leads into a welcoming lounge with a feature oak staircase. The home opens into an impressive extended kitchen and family room, complete with high-end appliances, a stunning Mexican crystal granite island and worktops, and bi-folding doors leading to the rear garden ideal for entertaining and everyday living.

The entire house features imported Italian tiled flooring with full underfloor heating, adding a touch of luxury throughout alongside bluetooth lighting.

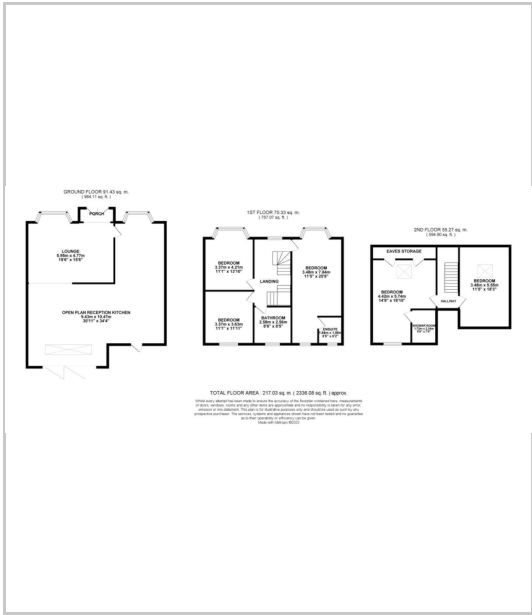
To the first floor, the oak staircase leads to three generous bedrooms, including a luxurious primary suite with a walk-in shower and beautifully tiled en-suite. A remarkable family bathroom also sits on this level, finished with bold Italian blue-patterned floor-to-ceiling tiles, a freestanding bath, walk-in shower, and large hand wash basins.



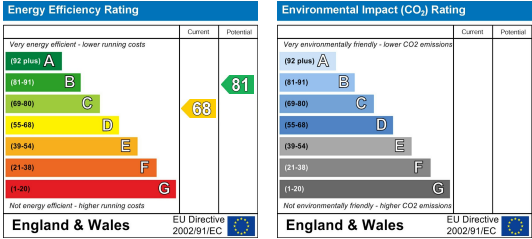
Area Map



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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