



35 Haddington Road

Crosby, Liverpool, L23 9AF

**£440,000**



# 35 Haddington Road

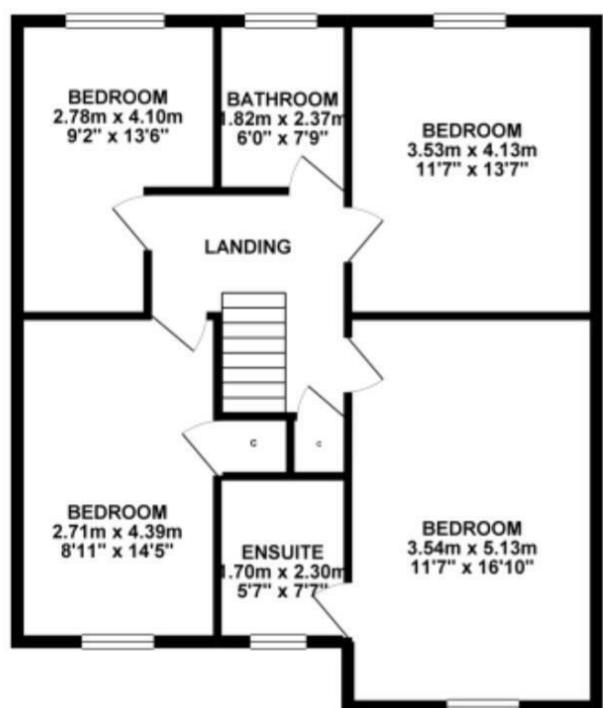
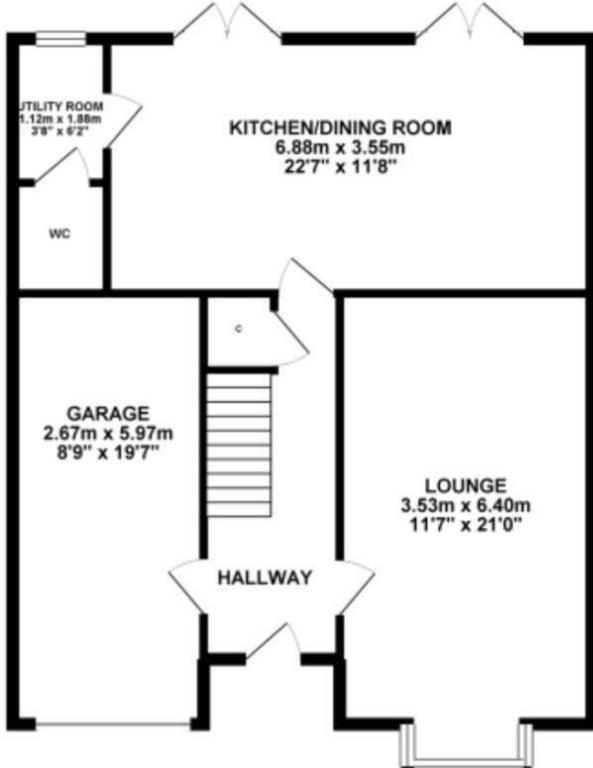
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GROUND FLOOR 76.12 sq. m.  
( 819.40 sq. ft. )

1ST FLOOR 72.71 sq. m.  
( 782.65 sq. ft. )



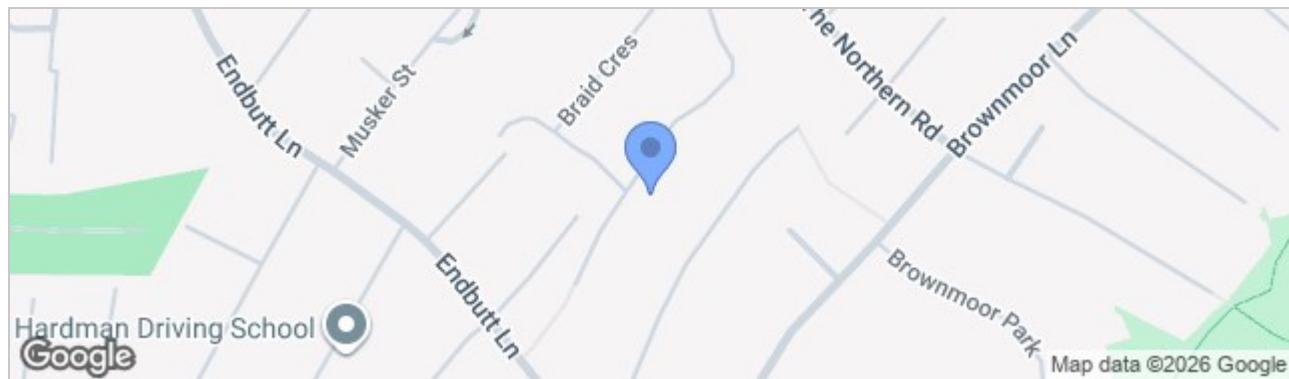
TOTAL FLOOR AREA : 148.84 sq. m. ( 1602.05 sq. ft. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Mode with Metropix ©2025

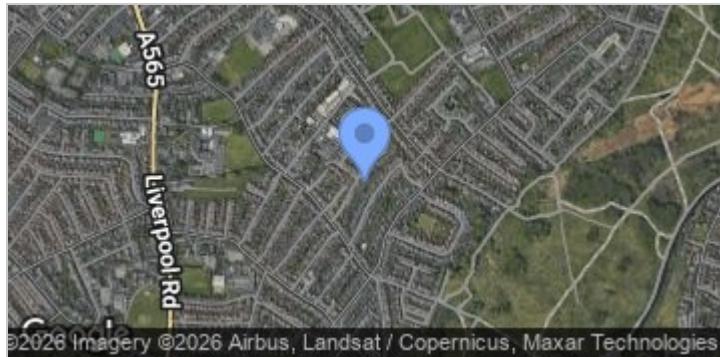
Tel: 01519093003



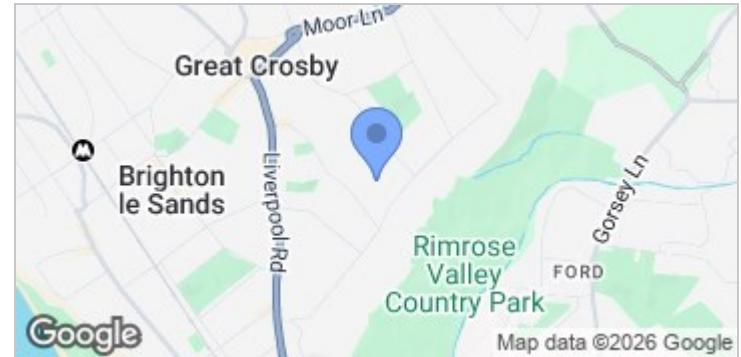
## Road Map



## Hybrid Map



## Terrain Map



- **A SUPERB FOUR BEDROOM DETACHED HOUSE**
- **IMMACULATEDLY PRESENTED**
- **IN THE HEART OF CROSBY WALKING DISTANCE TO THE VILLAGE**
- **NO VENDOR CHAIN DELAY!**
- **OFF ROAD PARKING & GARAGE**
- **GORGEIOUS REAR GARDENS**
- **LOVELY OPEN PLAN KITCHEN**
- **FAMILY BATHROOM & EN-SUITE SHOWER ROOM**
- **TENURE LEASEHOLD - COUNCIL TAX BAND E**
- **UTILITY ROOM & W.C**

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

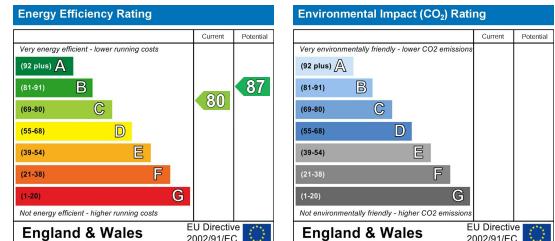
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## Energy Efficiency Graph



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