

## 28 Rothesay Drive, Crosby, Merseyside, L23 0RF



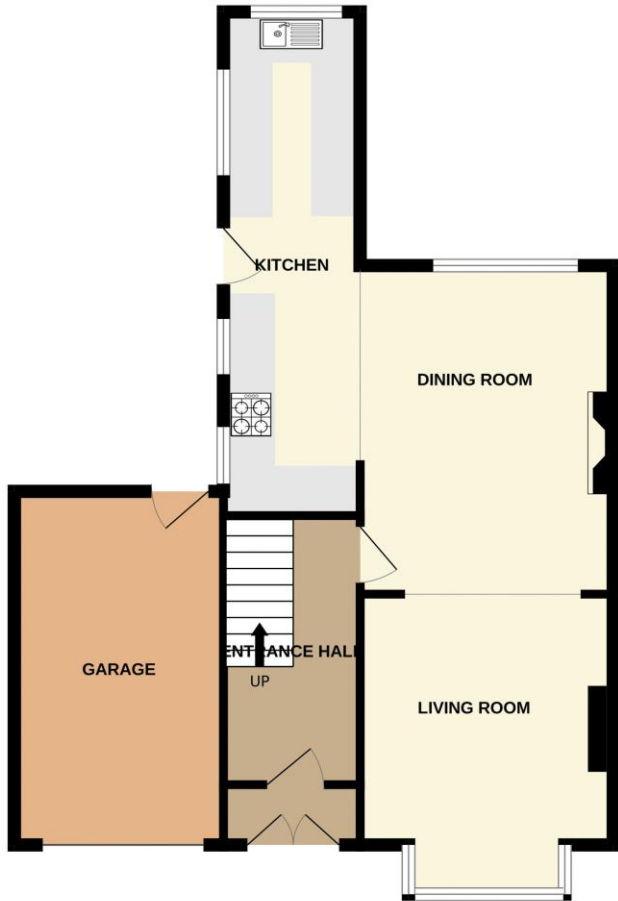
**£284,750** (Subject to contract)

An ideal family home that is situated in a popular residential area of Crosby convenient for well regarded junior and high schools as well as the shopping facilities of Crosby Village. Well presented and tastefully decorated throughout, the accommodation includes gas central heating, double glazing and briefly comprises porch, entrance hall, living room with bay window to front, opening to dining room with feature fire that opens into the modern kitchen with oven, hob, fridge, freezer, dishwasher and washing machine. To the first floor there are three bedrooms (bedroom one with fitted mirror fronted wardrobes) and a modern shower room. Driveway with parking for cars, fenced rear garden with a patio area and an artificial lawn for easy maintenance.

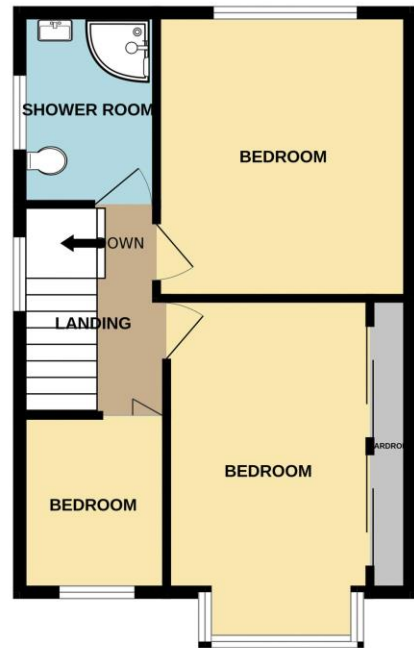
<b>Location:</b>	Rothesay Drive is a residential road that is located between Endbutt Lane and Myers Road East in Crosby
<b>Porch</b>	double glazed doors
<b>Entrance hall</b>	feature radiator
<b>Living room</b>	<b>11' 1" plus bay x 11' 1" (3.39m plus bay x 3.39m)</b> laminate floor covering, radiator, double glazed bay window, opening to:
<b>Dining room</b>	<b>14' 8" x 11' 2" (4.48m x 3.40m)</b> feature fireplace with gas fire, laminate floor covering, radiator, double glazed window, opening to:
<b>Kitchen</b>	<b>22' 5" x 6' 0" (6.84m x 1.83m)</b> inset stainless steel sink unit, base and drawer units with worktop surfaces over, matching wall units, integrated appliances including Hotpoint double oven, Indesit gas hob, dishwasher, fridge, freezer, washing machine, double glazed door to side, four double glazed windows
<b>First floor landing</b>	access to loft, double glazed window
<b>Front bedroom 1</b>	<b>15' 6" into bay x 10' 8" (4.73m into bay x 3.26m)</b> fitted wardrobes with sliding mirror doors, radiator, double glazed bay window
<b>Rear bedroom 2</b>	<b>12' 10" x 11' 1" (3.92m x 3.38m)</b> radiator, double glazed window
<b>Front bedroom 3</b>	<b>7' 11" x 6' 7" (2.41m x 2.00m)</b> radiator, double glazed window
<b>Shower room</b>	corner shower cubicle with mixer shower, pedestal wash hand basin, low level w.c, part tiled walls, heated towel rail, double glazed window
<b>Outside</b>	driveway with parking for car and access to garage, rear garden that has a paved patio area and artificial lawn and a shed
<b>Garage</b>	<b>15' 5" x 9' 2" (4.70m x 2.79m)</b> light and power, up and over door
<b>Viewing</b>	Please telephone us on 0151 527 2700 or email <a href="mailto:sales@iancrane.com">sales@iancrane.com</a> to make an appointment to view
<b>Council tax</b>	Council tax band C
<b>Tenure</b>	Freehold

Ian Crane Estate Agents wish to advise that we have not tested any appliances or services at this property and cannot confirm their working condition or status. Any purchasers must ensure that they appoint a suitably qualified person/contractor to verify the condition of the aforementioned. Measurements are taken using a laser tape and are provided as a guide only, if such information is fundamental to purchase, purchasers must rely on their own enquiries.

GROUND FLOOR  
663 sq.ft. (61.6 sq.m.) approx.



1ST FLOOR  
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 1120 sq.ft. (104.0 sq.m.) 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.  
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