



KAREN PARKS
SALES & LETTINGS



1 St. Michaels Road, Liverpool, L23 8SB
Offers Over £840,000

Karen Parks Sales and Lettings are delighted to bring to market this gated, four bedroom detached family home. The property offers an abundance of living space perfect for families and entertaining and four double bedrooms. The property briefly comprises of: porch leading into hallway, WC, lounge, playroom, living room, dining room, conservatory, snooker room and snug leading into kitchen. To the first floor are four double bedrooms with an ensuite to the master and a family shower room. The front of the property is gated and has a large in and out driveway, there are two court yard areas and an excellent size private rear garden. The house is located in a much sought after location - close to transport links such as the train station and within close proximity of local high schools and Crosby village with all it's amenities such as shops, bars, restaurants and cafes.

ACCOMMODATION

Ground Floor

Porch

Enclosed porch leading into hallway.

Hallway



The hallway has one radiator and two narrow windows allowing in light to the hallway.

Lounge 24'10" x 14'10" (7.57 x 4.53)



There is a good sized lounge with three double glazed windows allowing an abundance of light to flow through. There are two radiators and a living flame gas fire as a focal point to the room. Door into playroom.

Playroom 13'11" x 10'0" (4.26 x 3.06)



The playroom could be used as a playroom for those with a family or alternatively as an office for those working from home. There is a double glazed window and a heater.

Living Room 15'1" x 13'3" (4.61 x 4.06)



The living room is located off the hallway and has one double glazed window, a radiator and log burner style gas fire for a cosy winter evening.

Utility Room 7'4" x 6'4" (2.26 x 1.94)

Utility room with space for a fridge-freezer and one window.

WC 7'4" x 4'3" (2.26 x 1.31)



Downstairs toilet comprising of a WC, hand wash basin with storage below, double glazed window, hand dryer and towel radiator.

Dining Room 13'6" x 10'2" (4.14 x 3.10)



The dining room has double double doors leading into the conservatory and also a door to the snug/kitchen. There is one radiator.

Snug 16'2" x 10'9" (4.93 x 3.28)



The snug is open through to the kitchen and is a perfect space for family living or entertaining. There are three windows and one radiator.

Kitchen 18'0" x 10'9" (5.49 x 3.29)



The kitchen has a range wall and base units providing plenty of storage and a sink. There is a large central island with space for bar stools and provides additional work space and cupboards. There is space for a fridge-freezer, washing machine, dishwasher and oven. There are two double glazed windows at either end of the kitchen, a door leading out to the front courtyard and one radiator.

Conservatory 31'5" x 22'9" (9.58 x 6.94)



The large conservatory leads off the dining room and is a lovely bright space to sit and look out onto the beautiful garden. There are two sets of patio doors one leading into the main garden and one in the courtyard area. Access into the snooker room.

Snooker Room 26'11" x 20'6" (8.22 x 6.26)



The snooker room is a great space for parties and entertaining. The room comes complete with a snooker table and bar - which very few properties have. There are three windows and an electric heater.

First Floor

Landing

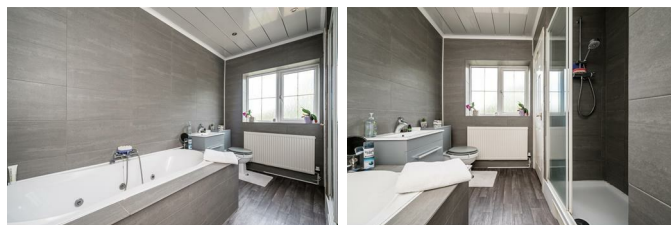
The landing has a large double glazed window, a radiator and loft hatch.

Bedroom 1 15'2" x 13'3" (4.63 x 4.06)



The master bedroom is a good size and has sliding fitted wardrobes providing plenty of storage, one radiator and a double glazed window.

Ensuite 10'10" x 7'11" (3.31 x 2.42)



The spacious ensuite comprises of a jacuzzi bath, hand wash basin, WC, separate shower cubicle, radiator, storage cupboard and double glazed window.

Bedroom 2 14'10" x 13'2" (4.53 x 4.03)



This bedroom has fitted mirrored wardrobes providing storage, one radiator and two dual aspect double glazed windows.

Bedroom 3 14'10" x 11'1" (4.54 x 3.38)



This double bedroom has two dual aspect windows making it a bright room over looking the garden and one radiator.

Bedroom 4 11'6" x 9'6" (3.51 x 2.92)



The fourth bedroom which is also a double room has one radiator and a double glazed window looking over the front of the house.

Shower Room 9'7" x 6'2" (2.93 x 1.88)



The shower room has a large shower cubicle, hand wash basin, WC, radiator and double glazed window.

Outside

Front Driveway



Accessed through two sets of gates is a large driveway providing off road parking for a number of cars. There are also an array of trees and shrubs lining the front of the property giving it a real curb appeal.

Front Courtyard



Leading out from the kitchen is an enclosed paved, covered court yard.

Rear Courtyard



Leading out from the conservatory is an enclosed courtyard area which is a sun trap.

Rear Garden



The private rear garden leads out through double doors from the conservatory. There are many different areas to the garden some of which are laid to lawn and some have beds containing shrubs, plants and trees.

Important Information

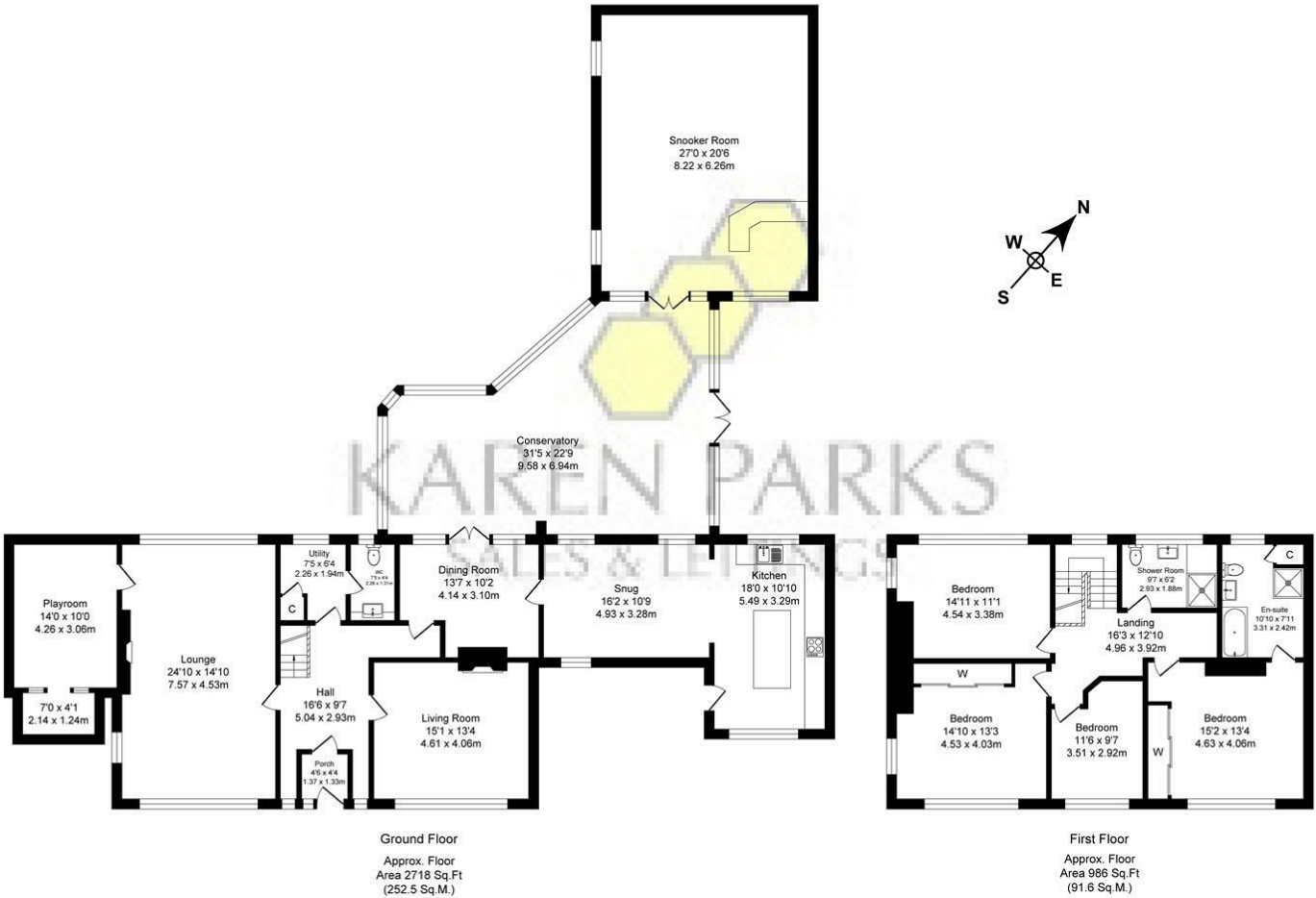
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Floor Plan

St Michaels Road, Crosby

Total Approx. Floor Area 3704 Sq.ft. (344.1 Sq.M.)

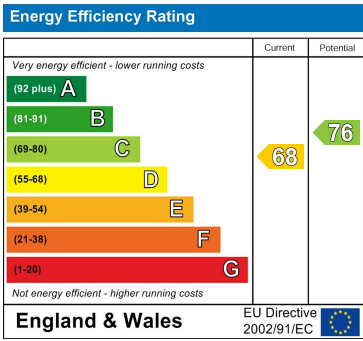
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Area Map



Energy Efficiency Graph



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