

KAREN PARKS
SALES & LETTINGS



14 Green Lane, Crosby, Liverpool, L23 1TJ
Offers Over £155,000

Karen Parks Sales and Lettings are pleased to offer for sale an attractive end terrace cottage style property, situated in a convenient location with easy access to local amenities and commuter motorway links. The accommodation briefly comprises hall, lounge, dining room and kitchen to the ground floor. To the first floor there are three bedrooms and a bathroom. The property benefits easy maintenance gardens to the front and rear with a flagged driveway for off road parking. Offered for sale **WITH NO ONWARD CHAIN.**

ACCOMMODATION

Ground Floor

Hallway

The hallway has a large storage cupboard.

Lounge 12'3" x 10'5" (3.75 x 3.18)



UPVC double glazed window, feature cast iron fire surround with tiled inset, radiator, open to:

Dining Room 13'1" x 11'2" (4.0 x 3.41)



UPVC double glazed window, radiator and staircase.

Kitchen 12'2" x 7'7" (3.73 x 2.33)



The kitchen has a range of wall and base units providing storage, there are two double glazed windows and a door to the garden. There is an integrated oven, hob and stainless steel sink. There is space for a washing machine and fridge-freezer.

First Floor

Landing

Storage cupboard containing the boiler and loft hatch.

Bedroom 1 12'3" x 7'4" (3.75 x 2.26)



UPVC double glazed window, radiator.

Bedroom 2 11'7" x 7'1" (3.55 x 2.17)



UPVC double glazed window looking out over the garden, radiator.

Bedroom 3 9'0" x 6'2" (2.75 x 1.89)



The third bedroom has one radiator and a double glazed window looking out over the front of the property.

Bathroom 6'4" x 5'6" (1.94 x 1.68)



The bathroom comprises of a bath with over head electric shower, hand wash basin, WC, radiator and double glazed window.

Outside

Front Garden

Paved drive with parking for several cars.

Rear Garden

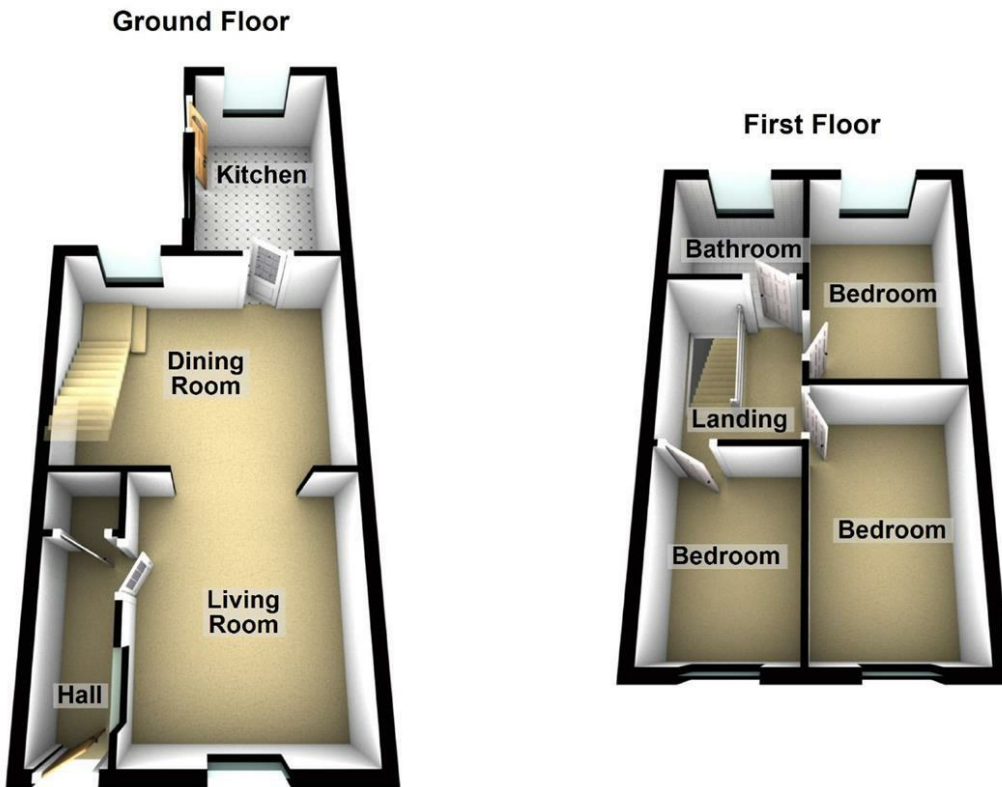


There is a paved garden to the rear that is boarded by plants and shrubs.

Important Information

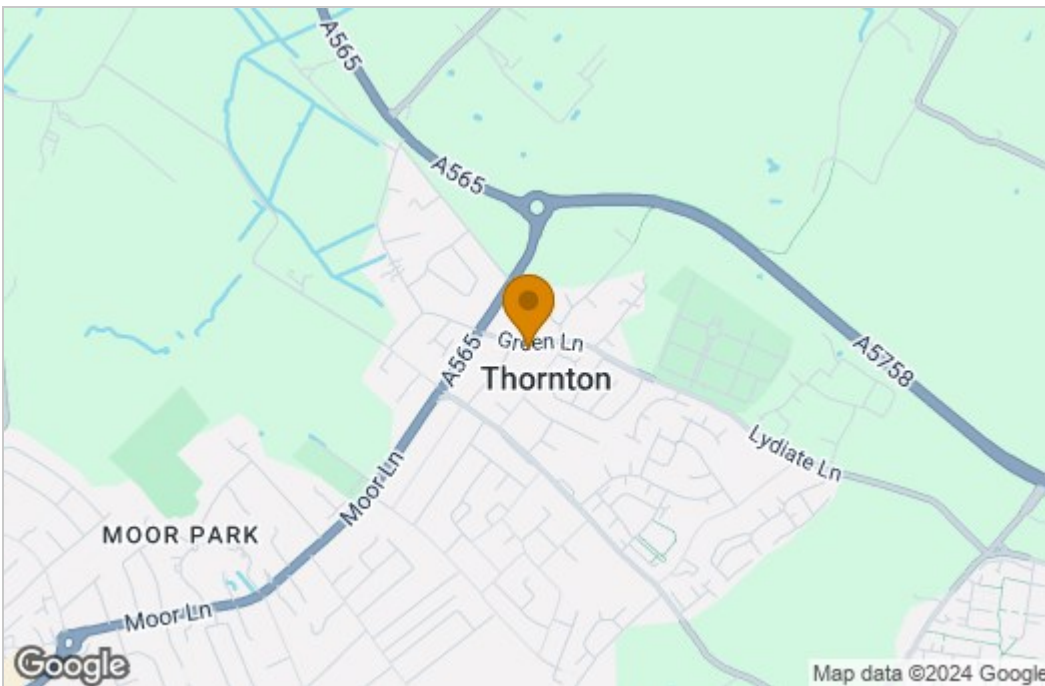
We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc, you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and converted to metric, do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title, we cannot guarantee boundaries or rights of way, you must take the advice of your legal representative. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information.

Floor Plan

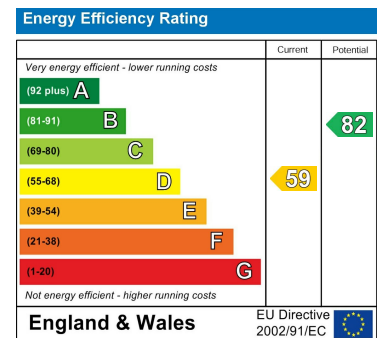


Measurements are approximate
Plan produced using PlanUp.

Area Map



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.