

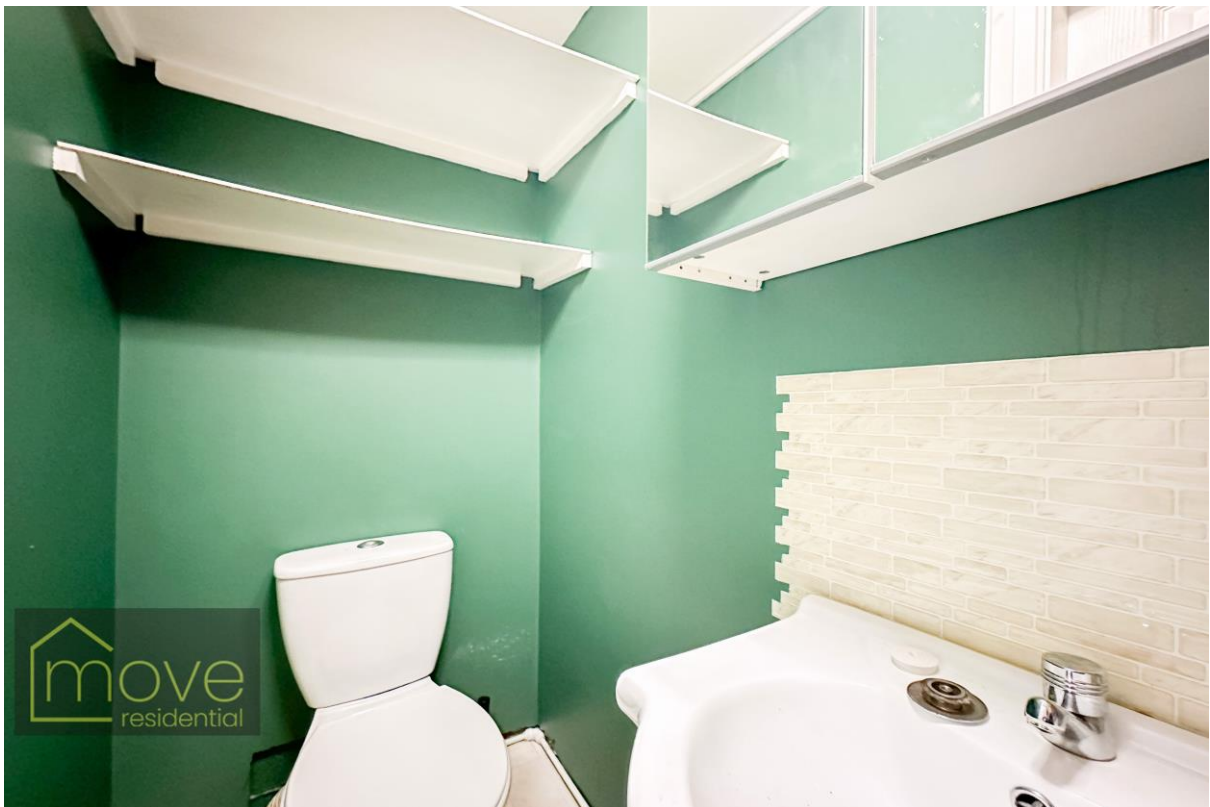


Crucian Way, Croxteth Park, L12 0AW

- Impressive Five/Six Bedroom Extended Bungalow
- Generous Accommodation Bursting with Potential
- Open Plan Kitchen, Dining and Living Area, WC and Utility
- Annex Building to the Side With Kitchen and Living Area
- Situated in the Popular Residential Area of Croxteth Park
- Porch, Entrance Hall, Two Reception Rooms and Conservatory
- Five/Six Generously Sized Double Bedrooms
- Large Garden to Rear and Driveway for Off Road Parking



Offers Over £450,000



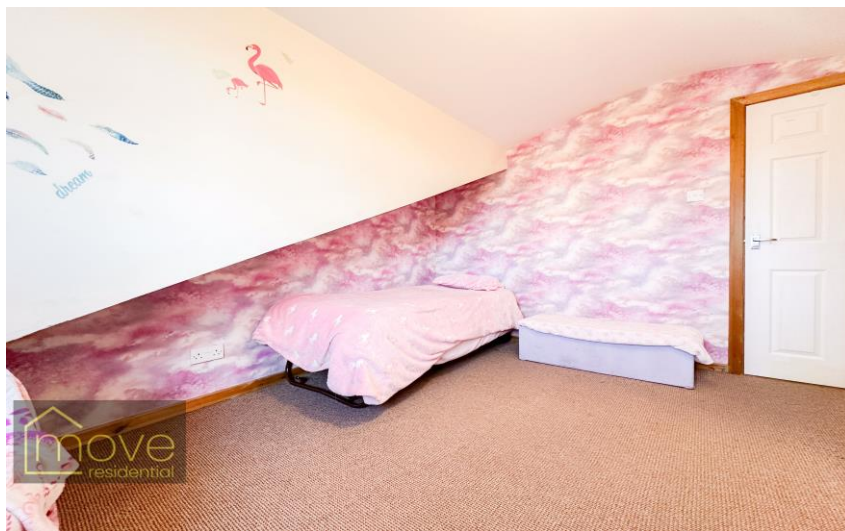




















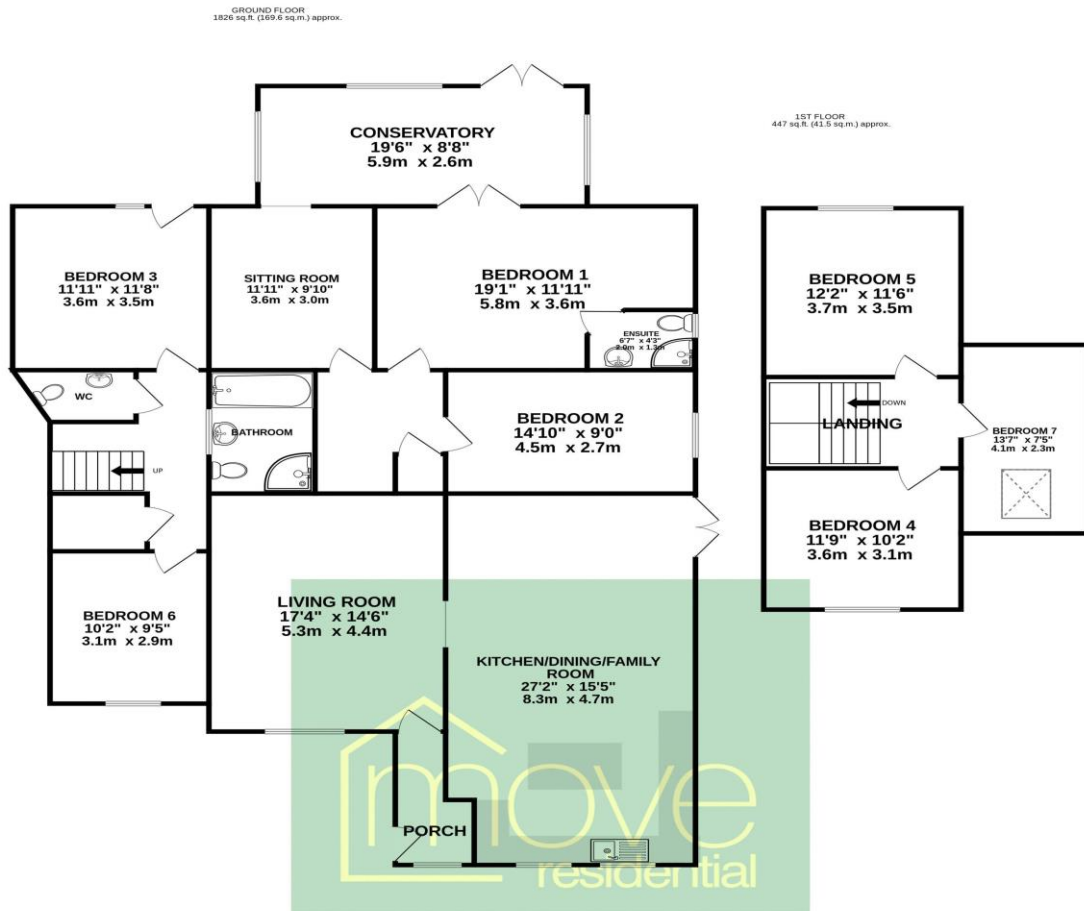
Description

Standing proudly on Crucian Way in the popular residential area of Croxteth Park is this expansive five/six bedroom bungalow. This property offers a vast amount of space, featuring an annex building to the side as well as a sizable extension, and is bursting with potential. The property is entered via the porch and entrance hall, which leads into a welcoming separate lounge and onto an impressive modern open plan kitchen, dining and living area. The kitchen area is generously sized featuring an island at the centre, offering even more surface space. There is a further reception room to the rear of the property connecting to the conservatory, which is bright and airy courtesy of the sky lights. Four substantial double bedrooms can also be found on the ground floor, the master complete with an ensuite shower room, as well as WC and utility area. Completing this floor is the contemporary four piece fully tiled family bathroom which has been stylishly designed. The dormer floor offers a further two double bedrooms along with a sitting room. The annexe to the side of this property is full of possibilities, featuring a kitchen/living area and two spacious rooms. Externally, to the front of the property is a block paved driveway offering ample space for off road parking, and to the rear is a huge garden made up of both patio areas and artificial lawn as well as an outhouse. A viewing of this property is highly recommended to appreciate the unique opportunity that this exceptionally unique property has to offer.

Location

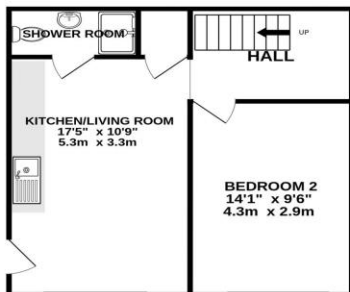
Croxteth Park appeals to young professionals, families and older buyers alike. Central to the attraction of the area is Grade II listed Croxteth Country Park, covering a massive 500 acres and containing its own historic hall, farm and adventure playground. West Derby itself has a good number of local shops, as well as several bars and eateries. A Library is located on West Derby Road and the Lifestyles Centre at Honeys Green Lane, Sefton Rugby Union Football Club, West Derby Bowling Club and West Derby Golf Club all offer great opportunities for sports activities. Local schools are well renowned and include West Derby School, St Edwards College and Cardinal Heenan Catholic High School. Close proximity to Queens Drive puts both the M62 and M57 in easy reach for travel out of the City.

Floor Plan



ANNEX GROUND FLOOR
424 sq.ft. (39.4 sq.m.) approx.

ANNEX 1ST FLOOR
214 sq.ft. (19.9 sq.m.) approx.



TOTAL FLOOR AREA : 2911 sq.ft. (270.4 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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EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.