



**BerkeleyShaw**

## 89 Alexandra Road, Liverpool, L23 7TE

### Offers Over £260,000

Situated in the heart of sought-after Crosby Village, this charming FREEHOLD four-bedroom mid-terrace family home offers spacious and versatile accommodation, perfectly suited to modern family living. Boasting character features throughout, the property enjoys an enviable location within walking distance of highly regarded schools, CROSBY VILLAGE and its excellent selection of shops, cafés and restaurants.

The accommodation briefly comprises two separate reception rooms, ideal for both relaxing and entertaining, together with a spacious dining kitchen featuring patio doors opening onto the rear GARDEN, creating a wonderful space for family gatherings and indoor-outdoor living.

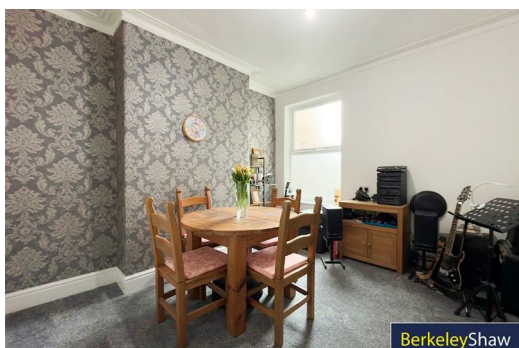
To the first floor are four well-proportioned bedrooms, including three double bedrooms and a further single bedroom, complemented by a spacious family bathroom with both a full-size bath and also free standing cubicle shower plus built in storage.

Externally, the property benefits from weed resistant Pattern Imprinted Concrete DRIVEWAY PARKING for two vehicles and a pleasant rear garden, perfect for enjoying the warmer months.

Offering a superb combination of space, character and location, this is an ideal family home in one of Crosby's most desirable residential areas with excellent schools nearby. An energy efficient home with an EPC rating **\*\*C\*\*** and accommodation spanning over 1205 sq. ft.



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## Hall

A welcoming and bright entrance with composite Front door, tile vestibule area, meter cupboard, stairs to first floor and door to ground floor rooms.

## Lounge

12'1" x 11'9" (3.70 x 3.60)

High ceilings with large bay window onto driveway, focal feature gas fireplace, fitted carpets.

## Dining Room

11'9" x 11'1" (3.60 x 3.40)

An ideal dining room or second lounge/family room, fitted carpets and window to rear aspect

## Kitchen/Dining Room

16'4" x 11'5" (5.0 x 3.50)

A spacious fitted kitchen with a range of base and high level white units, flooded with light from the patio doors and additional window to sink and drainer. Combi boiler which has been serviced every year.

## Bedroom 1

11'9" x 11'1" (3.60 x 3.40)

Large double bedroom to the front aspect with fitted carpets

## Bedroom 2

11'9" x 11'1" (3.60 x 3.40)

Double to the rear aspect with fitted carpets

## Bedroom 3

11'5" x 11'1" (3.50 x 3.40)

Double to the rear aspect fitted carpets

## Bedroom 4

9'2" x 5'10" (2.80 x 1.80)

Single to the front aspect.

## Bathroom

8'6" x 8'2" (2.60 x 2.50)

Spacious room with built in storage, full-size panel bath, Cubicle shower, WC and sink.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) A                                                     |         |                         |
| (81-91) B                                                       |         |                         |
| (69-80) C                                                       |         |                         |
| (55-68) D                                                       |         |                         |
| (39-54) E                                                       |         |                         |
| (21-38) F                                                       |         |                         |
| (1-20) G                                                        |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 not be used as such for any prospective purchase. The layout, fixtures and fittings shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metaphor (2020)



Berkeley Shaw Estate Agents Limited.  
Company No. 0784754

Berkeley Shaw Real Estate Limited.  
Company No. 05206927

