



3 St. Andrews Drive

Crosby, Liverpool, L23 7UX

Asking price £1,200,000



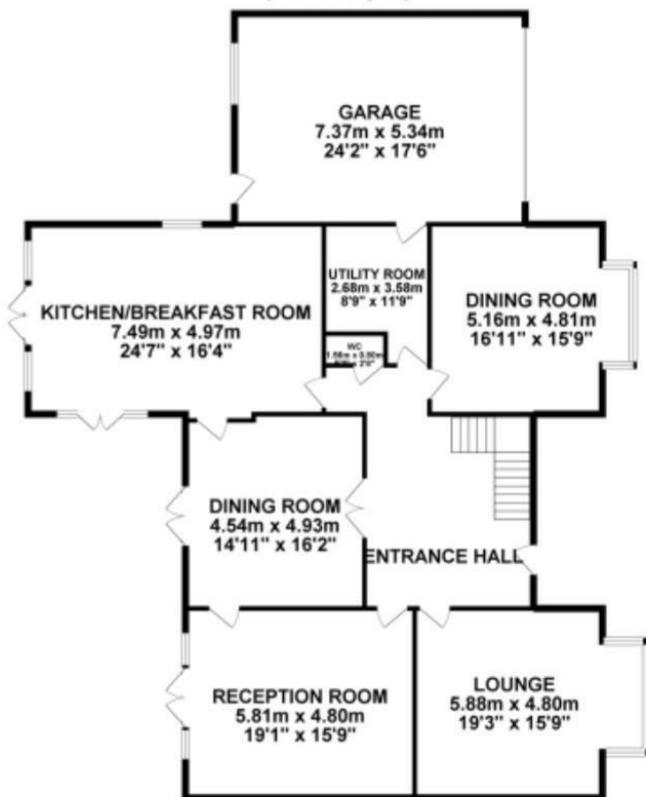
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GROUND FLOOR 208.58 sq. m.
(2245.17 sq. ft.)



1ST FLOOR 181.32 sq. m.
(1951.72 sq. ft.)



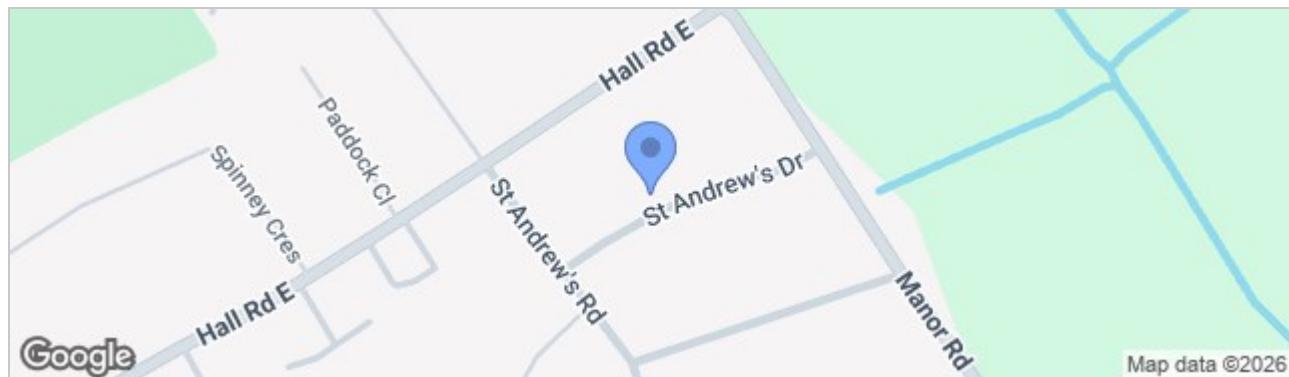
TOTAL FLOOR AREA : 389.90 sq. m. (4196.89 sq. ft.) approx.

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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Tel: 01519093003



Road Map



Hybrid Map



Terrain Map



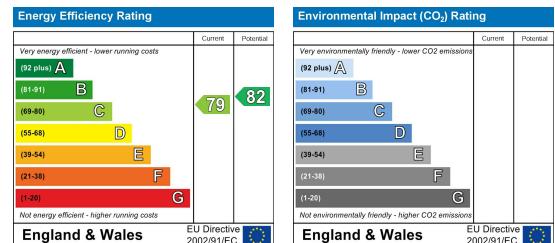
- A BEAUTIFULLY PRESENTED FIVE-BEDROOM DETACHED HOME OFFERING SPACIOUS, MODERN LIVING IN A HIGHLY SOUGHT-AFTER LOCATION.
- THE PROPERTY WELCOMES YOU WITH A GRAND HALLWAY AND AN IMPRESSIVE LANDING, CREATING A SENSE OF SPACE AND ELEGANCE THROUGHOUT.
- THE HOME BOASTS THREE GENEROUS RECEPTION ROOMS, OFFERING FLEXIBLE LIVING SPACES IDEAL FOR FAMILY LIFE, ENTERTAINING, OR WORKING FROM HOME.
- AN ELEGANT DINING ROOM OFFERS A WONDERFUL SPACE FOR ENTERTAINING, WITH DIRECT ACCESS TO THE GARDEN — PERFECT FOR INDOOR-OUTDOOR LIVING.
- A BEAUTIFULLY FITTED KITCHEN FEATURING HIGH-QUALITY INTEGRATED APPLIANCES AND AN BREAKFAST AREA — PERFECT FOR RELAXED, EVERYDAY DINING.
- OUTSIDE, AN IMPRESSIVE 7M X 5M SUMMER HOUSE SERVES AS A STYLISH BAR AREA.
- A PRACTICAL UTILITY AREA PROVIDES CONVENIENT ACCESS TO THE INTEGRAL DOUBLE GARAGE, OFFERING EXCELLENT ADDITIONAL STORAGE AND FUNCTIONALITY.
- THE PROPERTY BENEFITS FROM AMPLE OFF-ROAD PARKING FOR SEVERAL CARS AND A GENEROUS GARDEN LAID TO LAWN.
- DESIRABLE BLUNDELLSANDS ADDRESS — MOMENTS FROM THE BEACH AND LOCAL AMENITIES.

Viewing

Please contact our Crosby Office on 01519093003 if you wish to arrange a viewing appointment for this property or require further information.

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

Energy Efficiency Graph



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