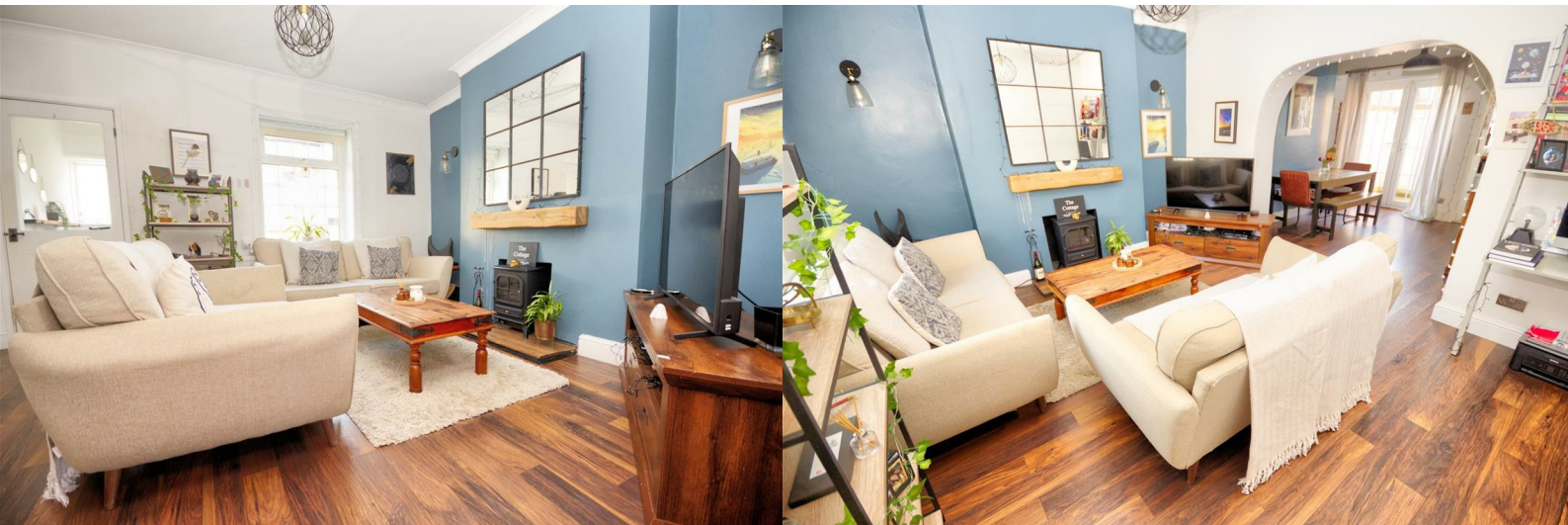




## 6 Vale Road

Crosby, Liverpool, L23 5RZ

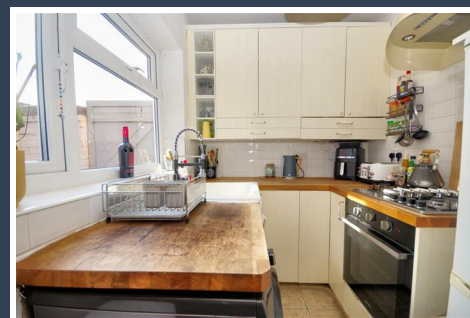
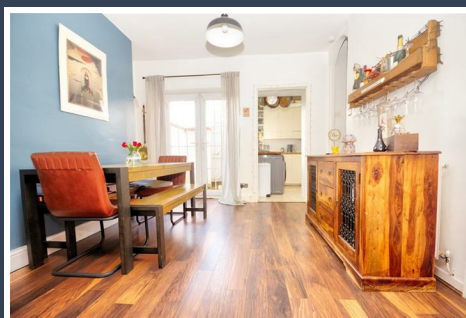
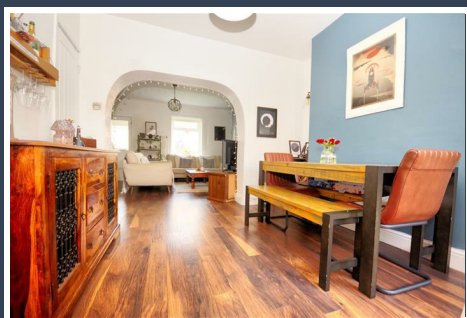
Offers over £210,000



# 6 Vale Road

Crosby, Liverpool, L23 5RZ

Offers over £210,000



## Ground Floor

### Entrance Vestibule

4'11 x 7'8 (1.50m x 2.34m)

A practical and welcoming entrance space featuring vinyl flooring, ideal for coats, shoes and everyday storage. A wooden framed frosted door leads through into the main living accommodation, allowing natural light to filter through while maintaining separation from the main living space, storage space, wooden framed frosted window to front elevation.

### Living Room

13'9 x 12'0 (4.19m x 3.66m)

A beautifully presented and inviting principal reception room, positioned to the front of the property. A large UPVC double glazed window provides excellent natural light, enhancing the sense of space. The room is finished with modern décor and features a focal point fireplace with log burner set against a stylish chimney breast, creating a cosy yet contemporary feel. Open plan access through to the dining room makes this an ideal space for both relaxing and entertaining.

### Dining Room

9'7 x 11'0 (2.92m x 3.35m)

A generous and versatile dining area, perfectly positioned to the rear of the living room. Offering ample space for a family dining table and additional furniture, this room is ideal for entertaining guests or everyday family use. The staircase rises to the first floor, useful under stairs storage cupboard and there is direct access through to the kitchen, creating a practical and sociable layout.

## Kitchen

6'7 x 7'11 (2.01m x 2.41m)

A well-appointed and stylish kitchen fitted with a range of modern wall and base units complemented by solid wood work surfaces. Incorporating an integrated oven and gas hob with extractor hood above, along with space for additional appliances. A window to the rear elevation provides natural light, while the layout maximises both storage and workspace, making it a highly functional area.

## First Floor

### Landing

5'4 x 9'9 (1.63m x 2.97m)

Providing access to all first floor accommodation, with a light and airy feel, carpeted stairs, loft access.

### Bedroom One

12'01 x 14'12 (3.68m x 4.27m)

A spacious and beautifully presented double bedroom located to the front of the property. Featuring a large window allowing for plenty of natural light, the room offers ample space for wardrobes and additional bedroom furniture. Finished in a modern colour scheme, creating a calm and comfortable environment.

### Bedroom Two

10'11 x 8'2 (3.33m x 2.49m)

A well-presented second bedroom, currently arranged as a comfortable single room. Ideal for a child's bedroom, guest room or home office, the space is tastefully decorated and benefits from useful alcove storage, making it both practical and versatile.

## Bathroom

6'19 x 8'7 (1.83m x 2.62m)

A contemporary bathroom fitted with a three-piece suite comprising a panelled bath with shower over and glass screen, pedestal wash hand basin and WC. Finished with modern tiling and contrasting décor, with a window providing natural light and ventilation, airing cupboard.

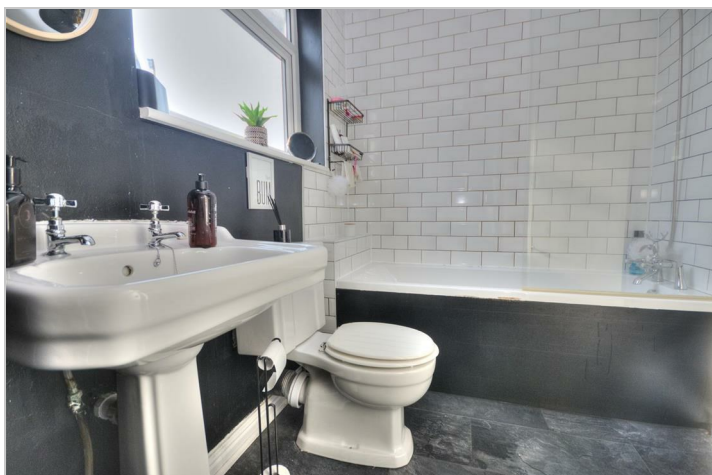
## Externally

### Front Garden

A particularly attractive feature of the property, the front garden has been designed for ease of maintenance and enjoyment. It incorporates an artificial lawn alongside a raised decked seating area—ideal for outdoor dining, entertaining or relaxing in the warmer months. Enclosed by fencing, providing a good degree of privacy.

### Rear Yard

An enclosed and low-maintenance rear courtyard/yard with the added benefit of rear access, offering a practical outdoor space for storage or day-to-day use.



## Road Map



## Hybrid Map



## Terrain Map



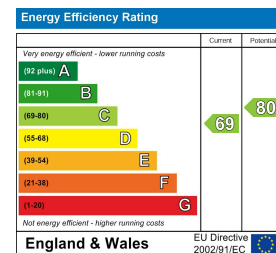
## Floor Plan



## Viewing

Please contact our Michael Moon Office on 0151 924 1000 if you wish to arrange a viewing appointment for this property or require further information.

## 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.