



## 9 Marchmont Drive

Crosby, Liverpool, L23 9AB

Offers over £225,000

Nestled in the charming area of Marchmont Drive, Crosby, Liverpool, this exquisite two-bedroom semi-detached townhouse is a remarkable find for first-time buyers or those looking to upsize. Designed by an award-winning architect, the property boasts a unique and stylish layout that is both functional and aesthetically pleasing.

Upon entering, you are welcomed into a spacious reception room that offers a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The well-appointed kitchen and dining area provide an ideal space for culinary adventures and family meals. The two bedrooms are generously sized, ensuring comfort and privacy for all occupants. The modern bathroom is thoughtfully designed, catering to the needs of contemporary living.

This delightful home is conveniently located close to local amenities, making daily errands a breeze. Additionally, excellent transport links are within easy reach, providing quick access to Liverpool city centre and beyond.

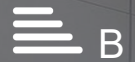
With its blend of modern design and practical living, this townhouse is a perfect opportunity for those seeking a stylish yet comfortable home in a vibrant community. Do not miss the chance to make this exceptional property your own.

The Gables forms part of Crosby's award-winning new residential development by DK Architects. This beautifully designed two-bedroom semi-detached home combines contemporary architecture with practical living, offering the perfect balance for first-time buyers, downsizers, or buy-to-let investors. The Gables has been recognised for its thoughtful layout, striking gabled design, and high-quality brickwork that blends seamlessly into the surrounding area.

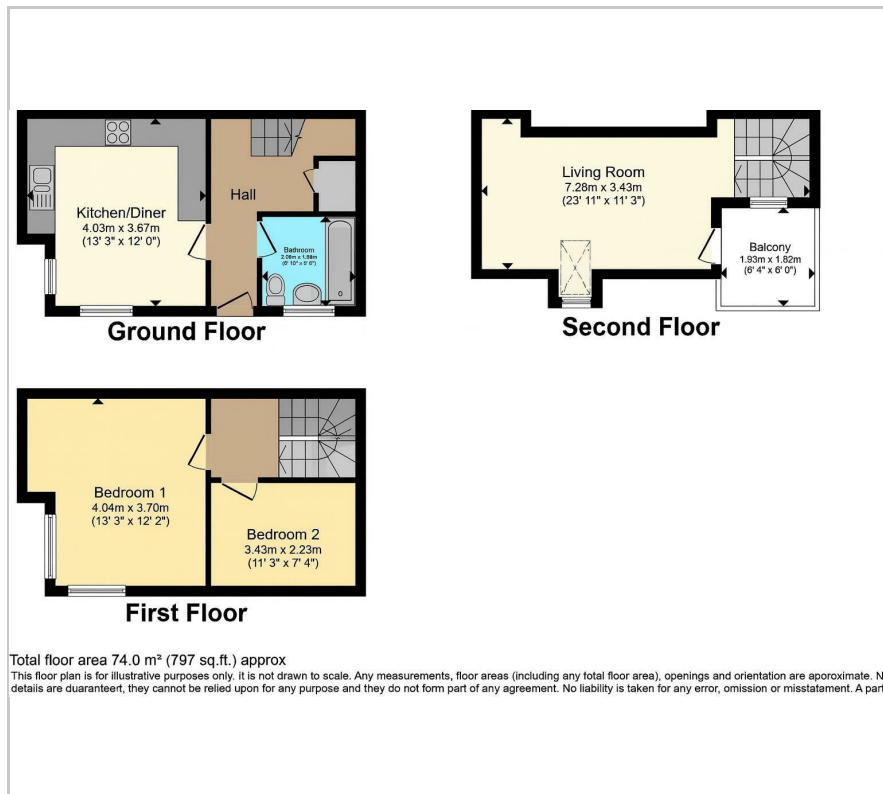
- Stylish two-bedroom semi-detached home within The Gables development
- Designed by DK Architects, winners of multiple national housing awards
- Part of a thoughtfully planned community featuring landscaped areas and shared spaces
- Modern open-plan living with bright interiors and quality finishes throughout
- Energy-efficient new build with contemporary fixtures and fittings
- Convenient location close to Crosby Village, local schools, and transport links
- Off Road Parking For Two Vehicles
- Ideal for first-time buyers seeking a ready-to-move-in home
- Excellent potential as a buy-to-let investment, with strong local rental demand
- Attractive to upsizers or downsizers wanting a modern, low-maintenance property in a desirable area

### Viewing

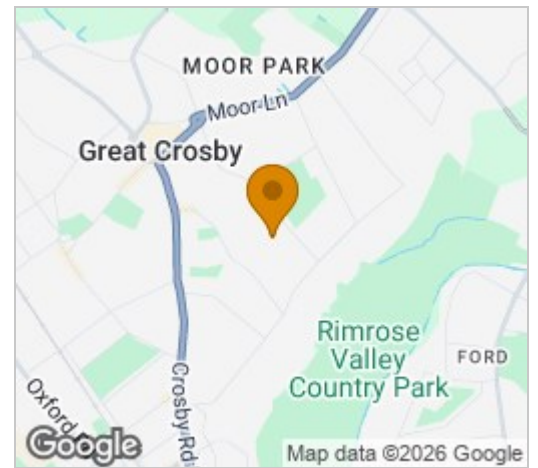
Please contact our Michael Moon Office on 0151 924 1000 if you wish to arrange a viewing appointment for this property or require further information.



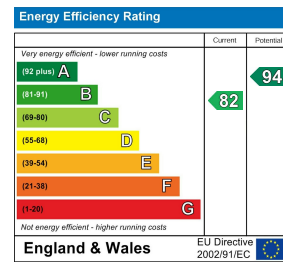
## Floor Plan



## Area Map



## Energy Efficiency Graph



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