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# 1 Hillcrest Road

Crosby, Liverpool, L23 9XS

**£330,000**

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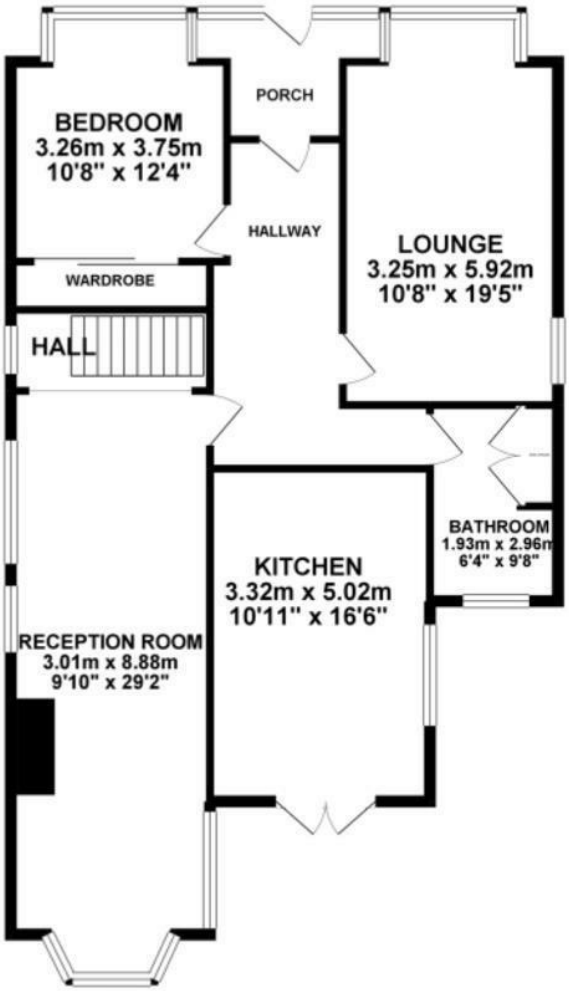
## £330,000



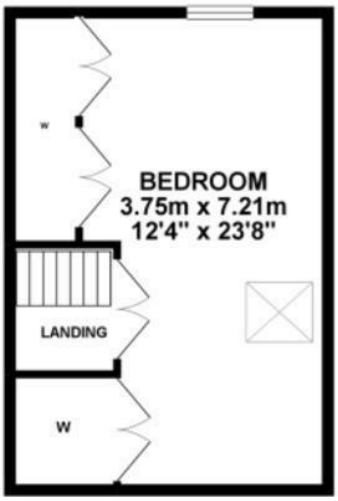




GROUND FLOOR 98.73 sq. m.
( 1062.71 sq. ft. )




1ST FLOOR 34.57 sq. m.
( 372.10 sq. ft. )




TOTAL FLOOR AREA : 133.30 sq. m. ( 1434.81 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



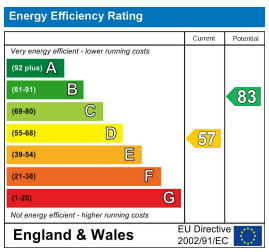

- **TWO BEDROOM DORMA BUNGLAOW**
- **LARGE RECEPTION ROOM WITH STAIRS LEADING TO A VERSITILE ROOM**
- **MODERN 3 PIECE BATHROOM SUITE HOUSING HOT WATER CYCLNDER**
- **FITTED KITCHEN WITH DINING AREA**
- **DOUBLE BEDROOMS WITH MIRROR WALK IN WARDOBES**
- **LARGE GARAGE WITH ACCESS FROM THE GARDEN AND BRICK BUILT OUTHOUSE HOUSING BOILER**
- **DRIVEWAY FOR MULTIPLE CARS**
- **BEAUTIFUL WELL ESTABLISHED LARGE PRIVATE GARDEN**
- **PROPERTY IS IN NEED OF SOME MODERNISATION**
- **FREEHOLD**

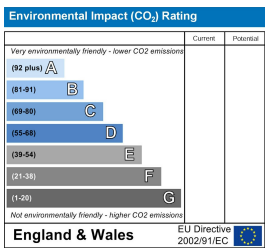
## Viewing

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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Abode Group (NW) company registration number 108862013