Forefield Lane, Crosby, Liverpool, L23 9SL

Grosvenor Waterford
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The Property Ombudsman

197 Altway, Aintree, Liverpool, L10 6LB
Tel: 0151 526 7638
Email: info@grosvenorwaterford.com

Grosvenor Waterford are delighted to offer for sale this fabulous extended three bedroom semi detached house on sought after Forefield Lane, L23. The spacious accommodation briefly comprises; entrance porch, hall, living room, family room, dining room and kitchen. To the first floor are three bedrooms and a good sized bathroom. Outside there is a large rear garden and a walled front with paved driveway and electric vehicle charging point. The property also benefits from cavity wall insulation, uPVC double glazing and gas central heating with a new boiler. A great sized family home in a very desirable location - viewing is highly recommended.

£320,000

Porch
uPVC double opening front doors

Hall
uPVC double glazed entrance door, radiator, built in cupboard, stairs to first floor

Living Room 12'2" x 12'0" (3.72m x 3.67m)

uPVC double glazed window to front aspect, radiator

Family Room 12'9" x 11'2" (3.91m x 3.42m)

radiator, open to kitchen and dining room

Dining Room 8'1" 11'5" (2.48m 3.50m)

uPVC double glazed window to aide and rear aspects, uPVC french doors to rear garden

Kitchen 13'9" x 7'5" (4.21m x 2.27m)

fitted kitchen with a range of modern handleless wall and base cabinets with complementary quartz worktops and upstands, integrated oven and hob with extractor over, tiled flooring, inset ceiling spotlights, uPVC double glazed window to rear aspect

First Floor

Landing
uPVC double glazed window to side aspect, access to loft space

- Extended 3 Bedroom Semi Detached
- Large Rear Garden
- Gas Central Heating
- EPC Rating D
- Opposite Forefield Infant School Fields
- Off Road Parking with Electric Vehicle Charging Point
- Sought After Location
- uPVC Double Glazing

Bedroom 1 12'9" x 10'11" (3.90m x 3.33m)

uPVC double glazed window to front aspect, radiator

Bedroom 2 12'0" x 10'11" (3.68m x 3.33m)

uPVC double glazed window to rear aspect, radiator

Bedroom 3 11'6" x 7'5" (3.51m x 2.28m)

uPVC double glazed window to front aspect, radiator, built in cupboard

Family Bathroom 7'10" x 7'5" (2.41m x 2.28m)

white suite comprising; panelled bath, wash hand basin and low level w.c., chrome heated towel radiator, tiled floor and walls, built in cupboard, uPVC double glazed windows to side and rear aspects

Outside

Rear Garden

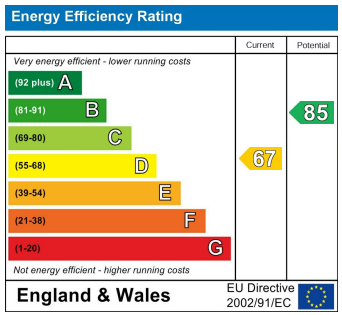
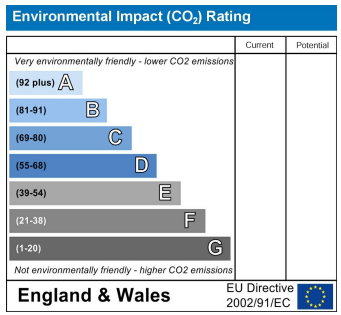
large rear garden with patio and lawn area and gated access to front

Front

walled front with open access to paved driveway

Additional Information

Tenure :
Council Tax Band :
Local Authority :

Agents Note

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