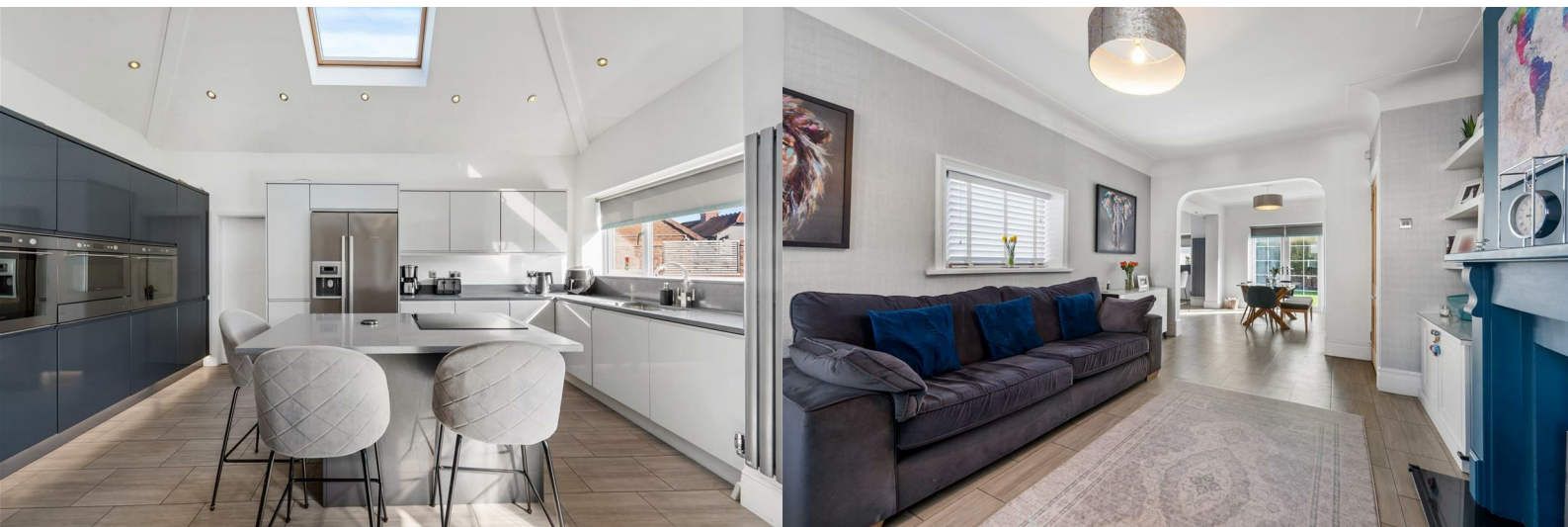




14 Cambridge Drive

Crosby, Liverpool, L23 7UB

£600,000



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Ground Floor

Porch

9'10 x 8'8 (3.00m x 2.64m)

An enclosed entrance porch provides a practical and sheltered entrance to the property, offering space for coats, shoes and everyday items. The porch benefits from wood effect flooring and glazed panels allowing natural light to enter before a further door leads through into the main entrance hallway.

Entrance Hall

14'3 x 11'9 (4.34m x 3.58m)

A spacious and welcoming central hallway which sets the tone for the rest of the home. The hall features attractive wood effect flooring leading to Amtico black and white tiles, a staircase rising to the first floor with timber balustrade, and a useful understairs storage cupboard. A radiator provides warmth and doors lead to the principal ground floor rooms.

Living Room

16'1 x 11'9 (4.90m x 3.58m)

A bright and well-proportioned reception room located to the front of the property. A large bay window allows plenty of natural light to fill the room while offering a pleasant outlook over the front garden. The room features quality flooring, a radiator and ample space for a range of lounge furniture, creating a comfortable and relaxing family living area.

Lounge

19'0 x 12'6 (5.79m x 3.81m)

A particularly spacious second reception room positioned to the front of the property. This room provides an excellent space for family living and entertaining, with generous floor space allowing for a variety of seating arrangements. Large windows allow natural light to flow through the room while providing attractive views of the rear garden. The room is finished with Amtico flooring, multifuel stove, radiators and ceiling lighting.

Dining Room

12'0 x 10'0 (3.66m x 3.05m)

Situated between the kitchen and the lounge, the dining room provides a superb space for both everyday family meals and more formal dining. The room offers space for a large dining table and chairs and benefits from natural light through the adjoining rooms. Finished with Amtico flooring, patio doors out to garden, radiator and ceiling lighting.

Kitchen

17'5 x 10'0 (5.31m x 3.05m)

The kitchen is well appointed with a comprehensive range of fitted wall and base units, complemented by generous work surfaces and an inset sink with mixer tap. The current owners particularly highlight the excellent cooking facilities, which include two built-in ovens, a matching integrated microwave oven and a useful plate-warming drawer, making the space ideal for both everyday family use and entertaining.

A central island unit provides additional preparation space as well as a casual seating area**, creating a sociable hub within the room. There is also space for further appliances alongside ample workspace for food preparation.

Windows provide plenty of natural light and pleasant views, while the room benefits from Amtico flooring, ceiling lighting and radiator heating. The layout allows easy access to both the dining room and the utility room, ensuring the kitchen works well as part of the overall flow of the home.

Utility Room

8'5 x 8'4 (2.57m x 2.54m)

A useful separate utility area fitted with additional work surfaces and storage units, providing space and plumbing for laundry appliances. The room benefits from practical flooring, sink unit and external access, making it ideal for household tasks and additional storage.

Study

8'5 x 7'9 (2.57m x 2.36m)

A versatile room which is ideal as a home office, study or hobby room. The room enjoys natural light from a window over looking the garden and benefits from flooring, radiator and ceiling lighting, providing a quiet space away from the main living areas.

Ground Floor WC

5'7 x 3'0 (1.70m x 0.91m)

Conveniently located off the hallway and fitted with a low level WC and wash hand basin. The room also benefits from a window for natural ventilation and radiator heating.

First Floor

Landing

A spacious first floor landing providing access to all bedrooms and the family bathroom. The landing benefits from natural light and stunning stained glass window, radiator heating and access to loft space.

Tel: 0151 924 1000

Bedroom One

13'3 x 12'6 (4.04m x 3.81m)

A generous principal bedroom positioned to the front of the property. The room benefits from built-in wardrobes providing excellent storage and a large window allowing natural light to fill the space. Finished with flooring, radiator and ceiling lighting, has plantation shutters and built in black out blinds the room also enjoys direct access to its own en-suite shower room.

En Suite Shower Room

Fitted with a shower enclosure, wash hand basin and low level WC. The room benefits from full tiling, radiator heating and extractor fan.

Bedroom Two

13'3 x 12'6 (4.04m x 3.81m)

Another spacious double bedroom which also benefits from built-in wardrobes and its own en-suite shower room. The room enjoys natural light from a window with plantation shutters and provides ample space for bedroom furniture, finished with flooring, radiator and ceiling lighting.

En Suite Shower Room

Comprising shower enclosure, wash hand basin and low level WC, with tiling to splashback areas, radiator and window.

Bedroom Three

12'2 x 10'3 (3.71m x 3.12m)

A well-proportioned double bedroom positioned to the rear of the property overlooking the garden. The room benefits from a window providing natural light, radiator heating and flooring.

Bedroom Four

9'0 x 8'1 (2.74m x 2.46m)

A comfortable fourth bedroom which could be used as a child's bedroom, nursery, guest room or home office. The room benefits from a window, radiator and flooring.

Family Bathroom

9'0 x 6'6 (2.74m x 1.98m)

The family bathroom is fitted with a panelled bath, wash hand basin and low level WC. The room benefits from being fully tiled, radiator heating and a window providing natural light and ventilation.

External

Front Garden

The property is set back from Cambridge Drive and is approached via a driveway providing off-road parking for multiple vehicles. The front garden is neatly presented with mature planting, creating an attractive first impression and adding to the overall kerb appeal of the property. Access is provided to the side of the property leading to the rear garden.

Rear Garden

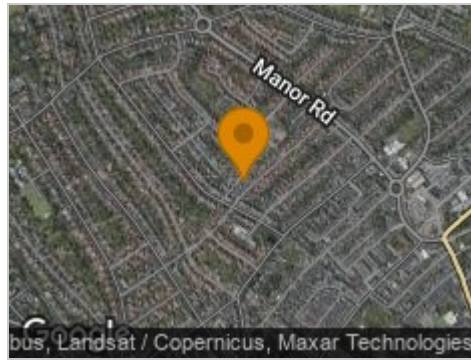
To the rear of the property is a generous and private **sunny garden**, providing an excellent space for both relaxing and entertaining throughout the day. The garden is mainly laid to lawn with established borders and patio areas, ideal for outdoor seating and al fresco dining during the warmer months. The sunny aspect creates a bright and inviting outdoor setting, offering plenty of room for children to play while also providing a pleasant environment for family gatherings and social occasions.



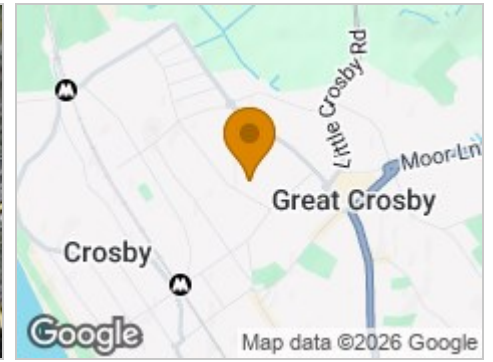
Road Map



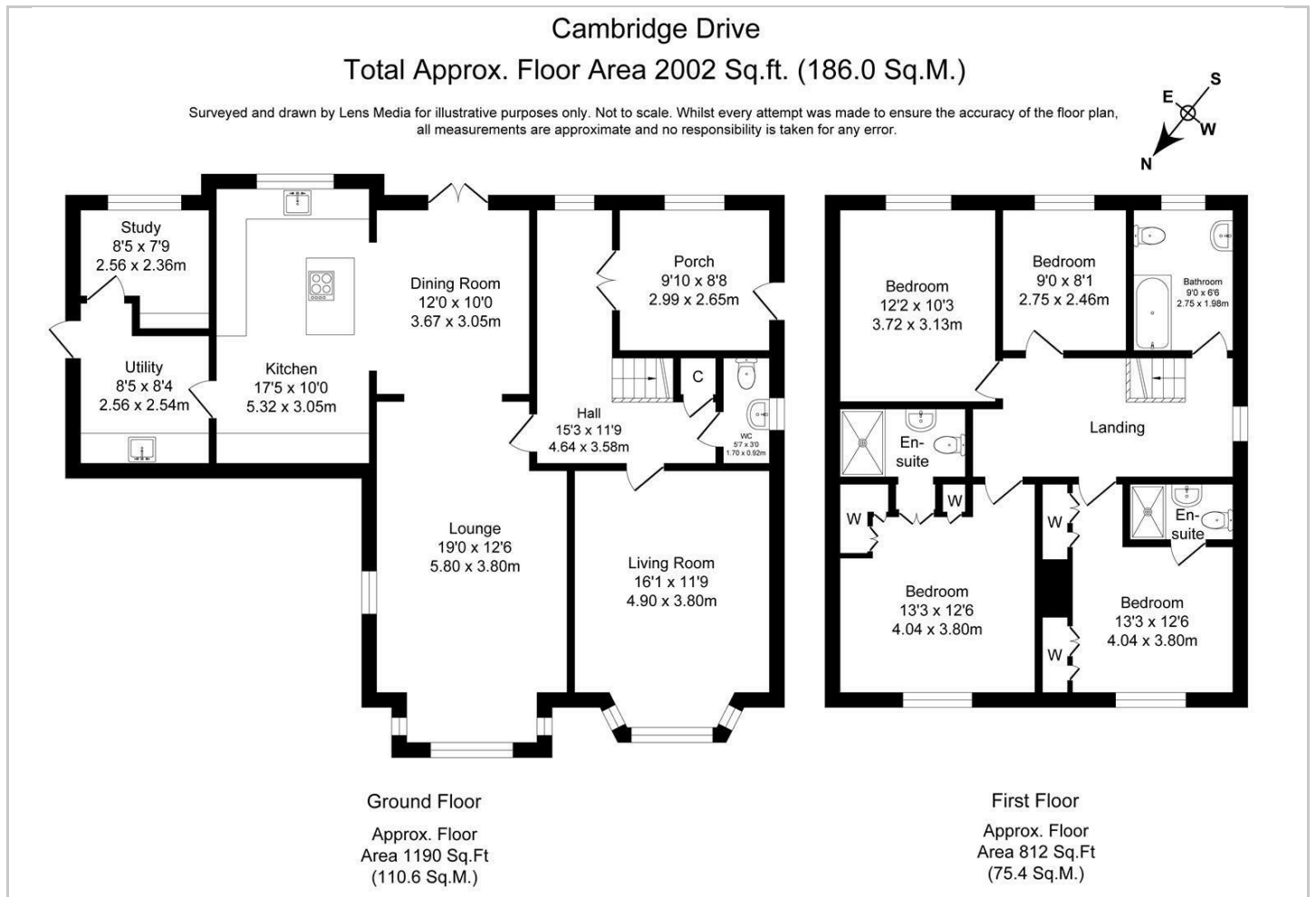
Hybrid Map



Terrain Map



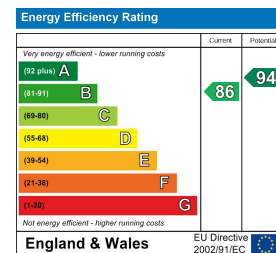
Floor Plan



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



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