



9 Earls Close , Liverpool, L23 3BU Offers over £400,000

Nestled within the charming Earls Close in Crosby, this beautifully presented and thoughtfully extended semi-detached home offers a wonderful blend of period character and modern convenience. Arranged over three floors, this spacious family home provides versatile accommodation and is ideally positioned within a quiet and sought-after cul-de-sac in the heart of Crosby. The property also benefits from a desirable south-facing rear garden.

The property is bright, stylish and beautifully updated throughout. A large driveway provides an attractive approach, leading into a welcoming entrance hallway. To the front is a charming bay-fronted living room, complete with a wood-burning fire, creating a warm and inviting space to relax.

To the rear, the recently fitted kitchen features top-of-the-range integrated appliances and elegant quartz worktops, creating a sleek and contemporary finish. Also to the rear is a second reception room, offering excellent additional living space with direct access to the south-facing garden, allowing natural light to fill the room.

To the first floor, there are three well-proportioned bedrooms and a beautiful modern family bathroom. Continuing to the second floor, a spacious master bedroom provides ample built-in storage and benefits from a stylish en-suite shower room.

Externally, the south-facing rear garden has been designed for low-maintenance enjoyment, featuring a patio and lawn, perfect for relaxing, outdoor dining or entertaining during the warmer months. The generous driveway provides ample

- Four-Bedroom Semi-Detached Family Home
- Arranged Over Three Floors
- Modern Fitted Kitchen with Breakfast Bar
- Two Bathrooms
- Off Road Parking
- Freehold

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.



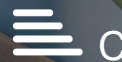
4



2

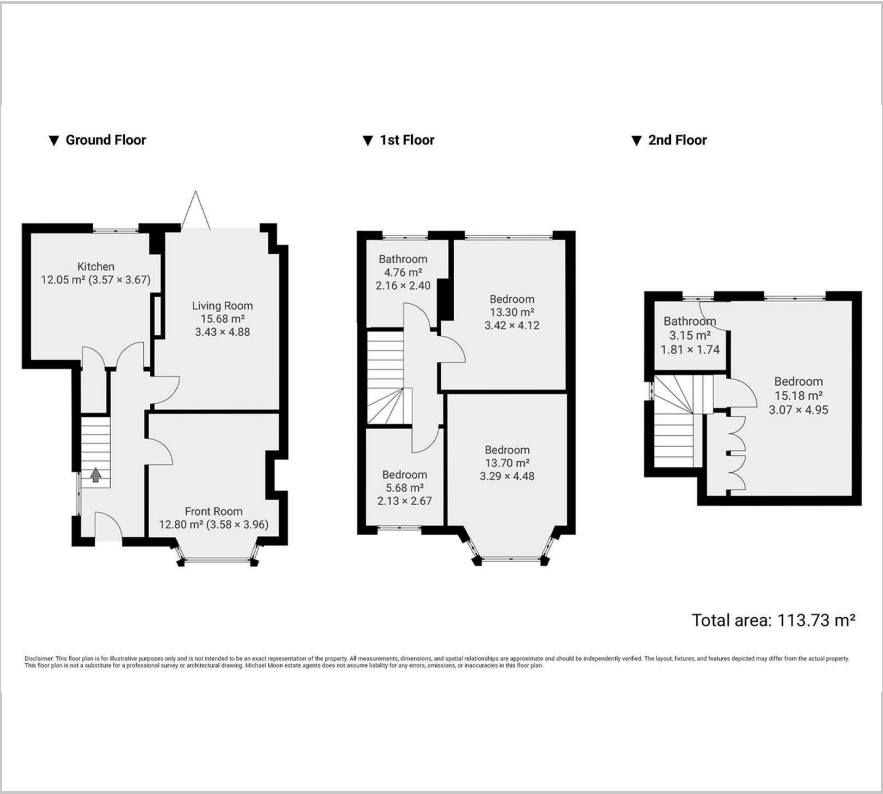


2



C

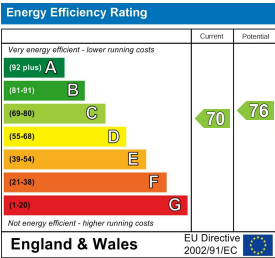
Floor Plan



Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.