



## 10 York Road

Crosby, Liverpool, L23 5TS

**Offers over £200,000**

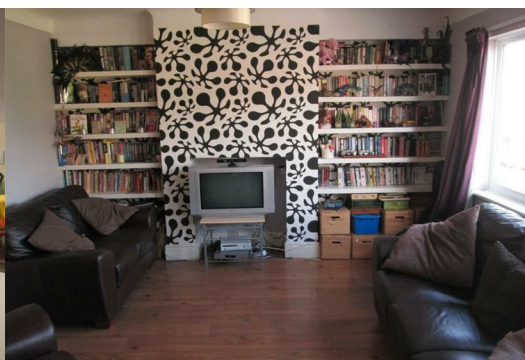


A unique property which viewing is highly recommended to appreciate the size.

Offering a village location with local shops, schools and transport facilities on its doorstep. This townhouse is a must for any modern family.

Briefly comprising of hall, lounge/family room opening onto modern fitted kitchen/diner and utility room to the ground floor, to the second and third floors are four/five bedrooms, modern bathroom and additional reception room.

Outside is a good sized south facing courtyard, parking to front. UPVC double glazing, gas central heating.



**Layout**  
Hall  
Entrance door, radiator. Stairs to first floor. Wood effect flooring.

Lounge  
4.94m x 3.99m (16' 2" x 13' 1") UPVC double glazed bay window, radiator. Meter cupboard, storage cupboards, understairs access.  
Opening to:

Kitchen/breakfast room  
3.50m x 3.48m (11' 6" x 11' 5") Modern high gloss units incorporating worktops inset with stainless steel sink unit with tiled splash backs. Integrated fridge/freezer, plumbing for washing machine. Electric oven, gas hob with extractor fan over. Slate effect flooring, radiators. UPVC double glazed window. Opening to:

Utility room  
UPVC double glazed door, tiled flooring, wall mounted gas central heating boiler.

First floor

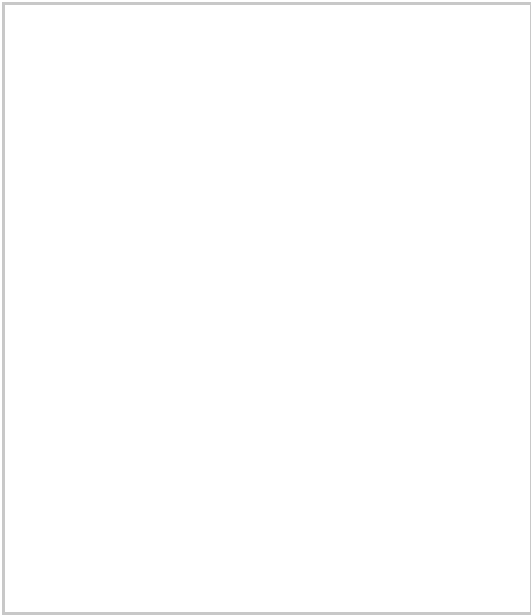
Landing  
UPVC double glazed window, radiator. Cloaks area.

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.

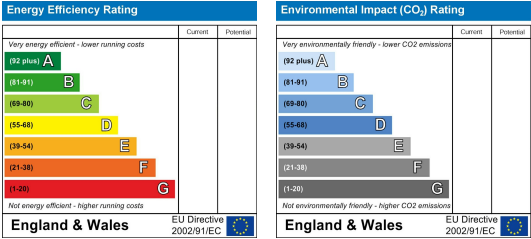
Area Map



Floor Plans



Energy Efficiency Graph



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