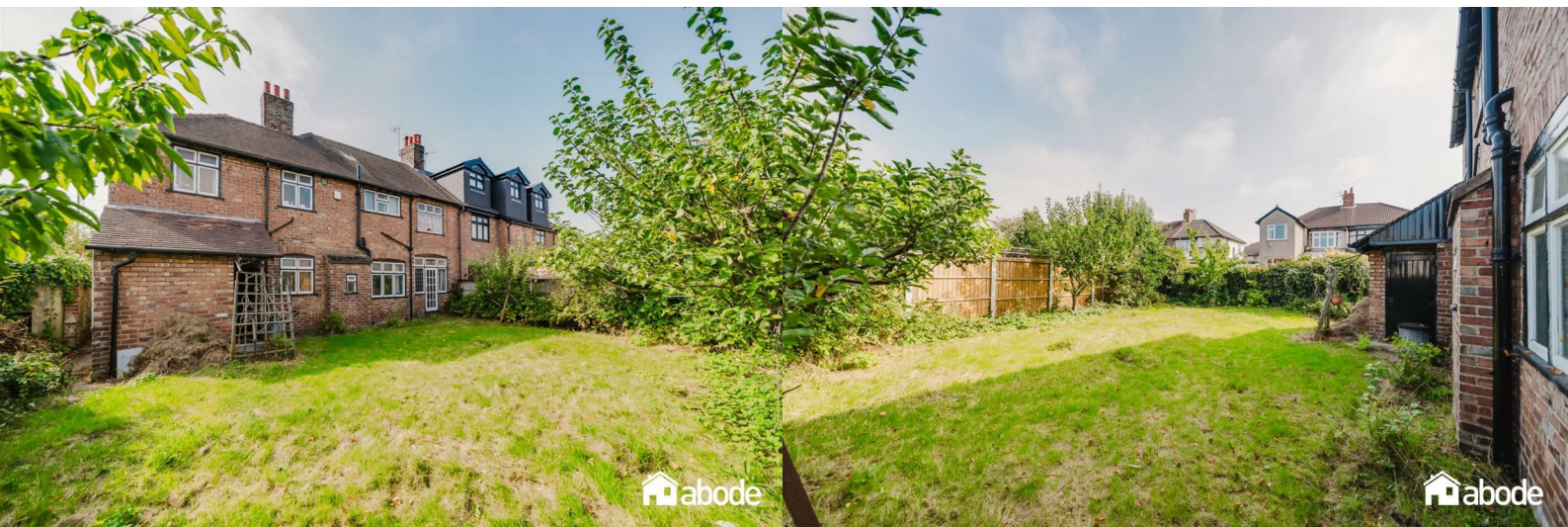




24 Little Crosby Road

Great Crosby, Liverpool, L23 2TG

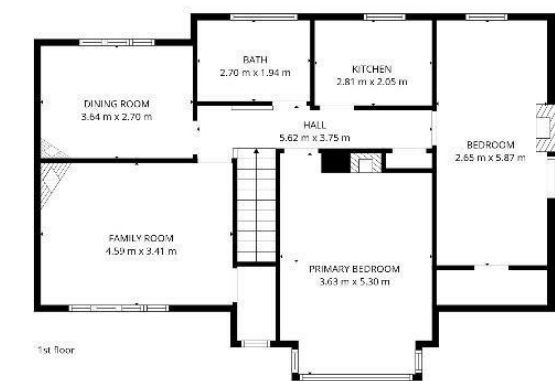
£400,000



24 Little Crosby Road

Great Crosby, Liverpool, L23 2TG

£400,000

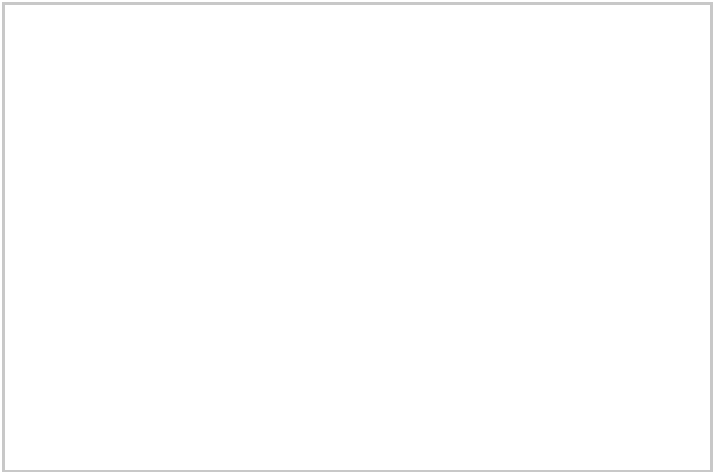
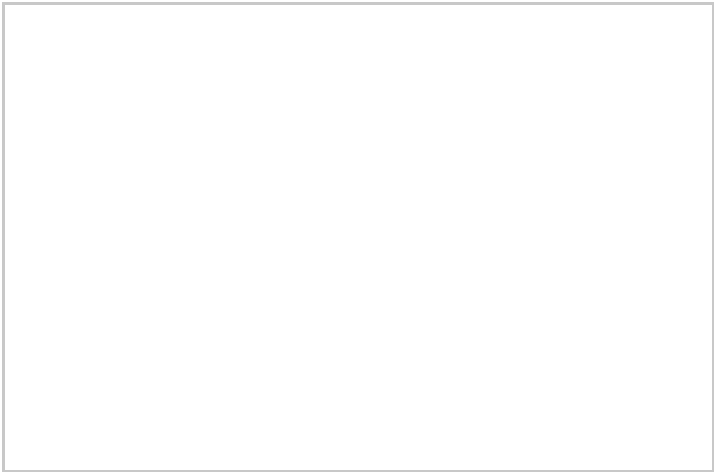
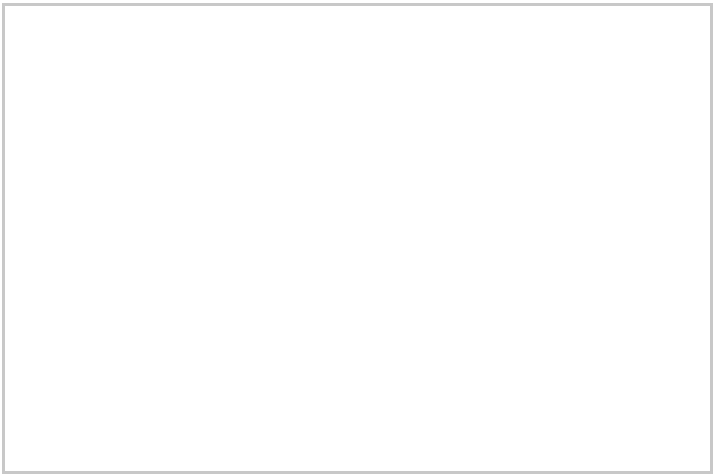
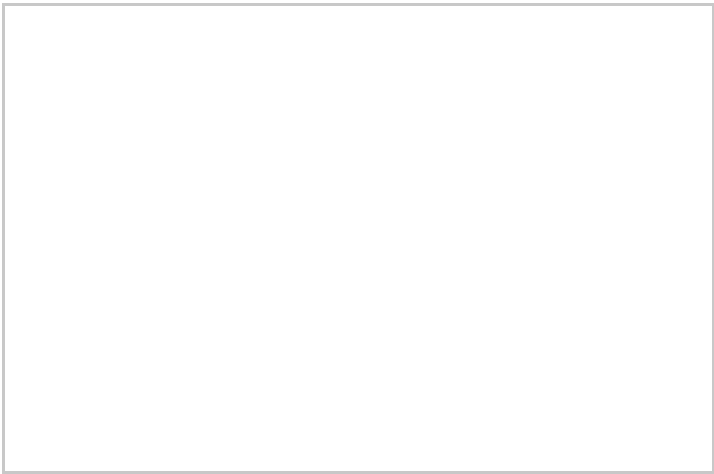


TOTAL: 163 m²

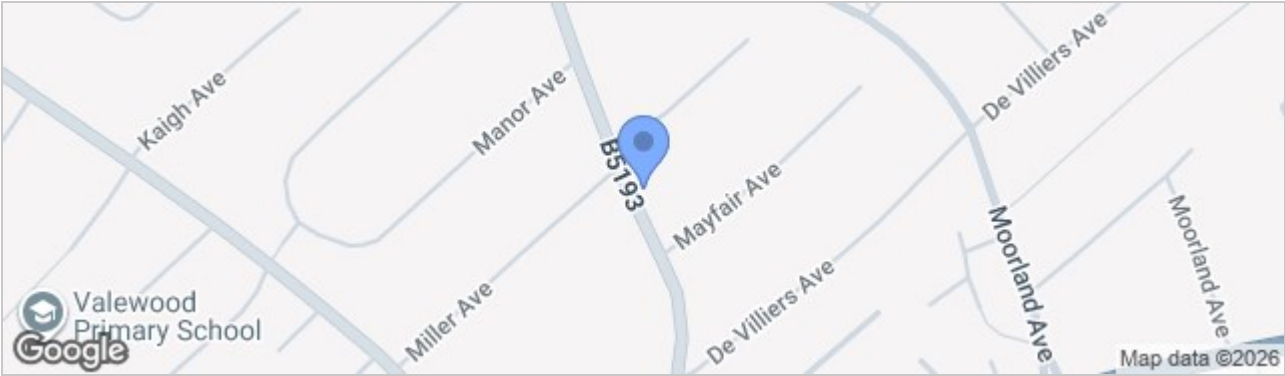
Ground floor: 79 m², 1st floor: 84 m²

EXCLUDED AREAS: STORAGE: 8 m², PATIO: 1 m², SCREENED PORCH: 3 m²,
GARAGE: 14 m², FIREPLACE: 1 m², LOW CEILING: 3 m²,
WALLS: 19 m²

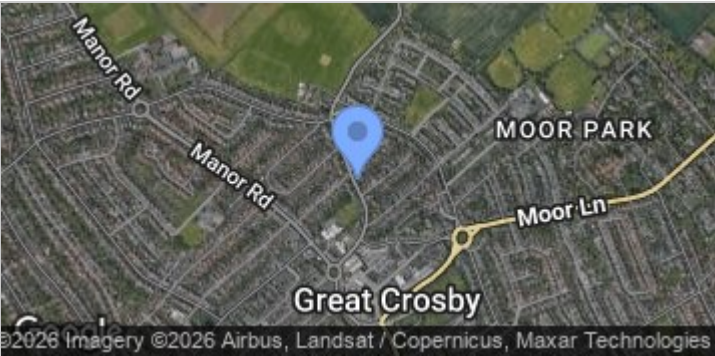
FLOOR PLAN CREATED BY CURICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Road Map



Hybrid Map



Terrain Map



- **PRIME GREAT CROSBY LOCATION** – SITUATED ON LITTLE CROSBY ROAD, THIS SPACIOUS SEMI-DETACHED HOME IS IDEALLY PLACED CLOSE TO CROSBY VILLAGE, WITH A RANGE OF LOCAL SHOPS, AMENITIES AND PARKS NEARBY
- **FIVE-BEDROOM FAMILY HOME** – OFFERING FIVE WELL-PROPORTIONED BEDROOMS ACROSS THE FIRST FLOOR, THE PROPERTY PROVIDES GENEROUS ACCOMMODATION FOR LARGER FAMILIES, GUESTS OR THOSE REQUIRING ADDITIONAL SPACE.
- **THREE RECEPTION ROOMS** – THE GROUND FLOOR BOASTS THREE SEPARATE RECEPTION ROOMS, PROVIDING EXCELLENT FLEXIBILITY FOR FAMILY LIVING, DINING, ENTERTAINING OR CREATING A DEDICATED HOME OFFICE.
- **OPPORTUNITY TO MODERNISE** – THE PROPERTY REQUIRES UPDATING THROUGHOUT, OFFERING AN EXCITING OPPORTUNITY FOR A NEW OWNER TO MODERNISE AND CREATE A HOME TAILORED TO THEIR OWN STYLE AND REQUIREMENTS.
- **DRIVEWAY, GARAGE AND GARDENS** – EXTERNALLY, THE PROPERTY BENEFITS FROM FRONT AND REAR GARDENS, A DRIVEWAY LEADING TO A GARAGE AND ADDITIONAL OUTSIDE STORAGE, PROVIDING USEFUL SPACE FOR FAMILY LIFE.
- **SOLAR PANELS INCLUDED** – THE PROPERTY ALSO BENEFITS FROM SOLAR PANELS, ADDING AN ENERGY-EFFICIENT FEATURE TO THIS SPACIOUS HOME AND FURTHER ENHANCING ITS POTENTIAL.
- [HTTPS://WWW.RIGHTMOVE.CO.UK/STAMP-DUTY-CALCULATOR](https://www.rightmove.co.uk/stamp-duty-calculator)

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

