



## 1B Green Lane

Crosby, Liverpool, L23 1TJ

£245,000



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## External

### Front Garden

The front garden presents a charming entrance to this property, featuring a cast iron gate that adds character and security. A block-paved driveway provides ample parking space and offers convenient access to the garage. With its practical layout and inviting ambiance, the front garden sets the stage for a warm welcome.

### Rear Garden

The rear garden is a tranquil oasis, featuring a garage and shed for storage. A lush lawn provides space for outdoor activities, while secure fencing offers privacy and security. Mature shrubs and trees add natural beauty to the landscape, and a security light provides added peace of mind.

### Entrance

Upon entering the property, you are greeted by a welcoming entrance hall. A radiator ensures warmth, while carpet flooring adds comfort underfoot. A storage cupboard offers practicality, providing space for coats and shoes. With its cozy atmosphere and functional design, the entrance hall sets the tone for the rest of the home.

### Living Room

The living room is a cosy retreat, featuring an UPVC double glazed window to the front elevation, offering views of the surrounding area. With its comfortable ambiance and natural light, the lounge is the perfect spot for relaxation or entertaining guests.

### Dining Room

The dining room offers a stylish space for family

meals or entertaining guests, with wall lights adding ambiance, electric fire, radiator ensures comfort. Carpet flooring adds a touch of luxury underfoot, and an UPVC double glazed window to the rear elevation offers views of the garden.

### Kitchen

The kitchen is a chef's delight, featuring tiled floor for easy maintenance. An UPVC double glazed window to the rear elevation floods the space with natural light, while a radiator ensures comfort. A side door leads to the garden, providing easy access to outdoor areas. The kitchen is equipped with a range of wall and base units, oak countertops, space for a range cooker with an extractor fan. There is also space for a washing machine, and a tiled splashback adds style to the space.

### Landing

The landing offers access to the upper level of the property, with carpet flooring adding warmth and comfort. An UPVC double glazed window to the side elevation invites natural light into the space, creating a bright and welcoming atmosphere.

### Bedroom One

Bedroom One offers a peaceful retreat, featuring a frosted UPVC double glazed window to the front elevation for privacy. Laminate flooring adds warmth and style, while a radiator ensures comfort.

### Bedroom Two

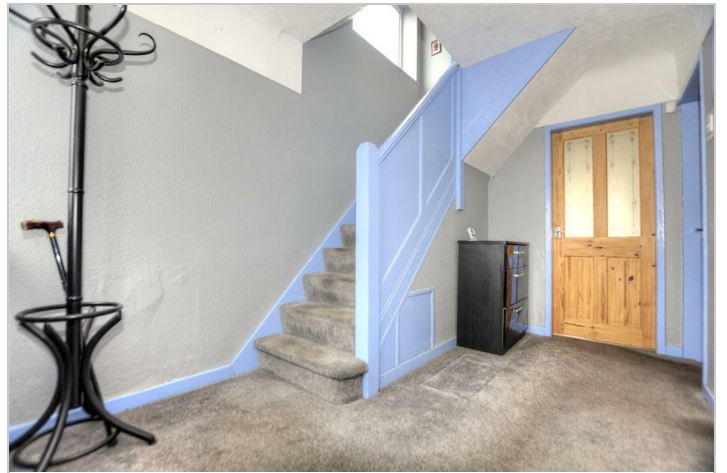
Bedroom Two is a bright and spacious room, with laminate flooring adding style and practicality. An UPVC double glazed window to the rear elevation offers views of the garden, while a radiator ensures comfort.

### Bedroom Three

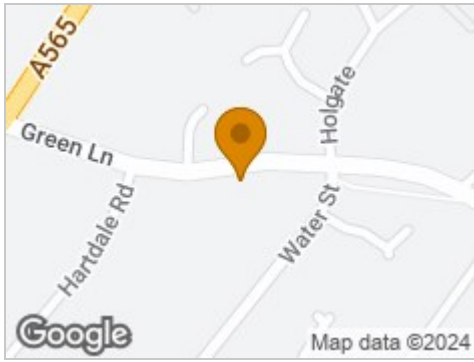
Bedroom Three is a versatile space, featuring laminate flooring and a radiator for comfort. An UPVC double glazed window to the rear elevation offers views of the garden, while loft access and a storage cupboard provide practicality.

### Bathroom

The bathroom is a luxurious retreat, featuring an UPVC double glazed frosted window to the rear elevation for privacy. The room is partly tiled for easy maintenance, and amenities include a WC, wash hand basin, and bath with a shower above. A chrome towel rail adds a touch of elegance to the space, creating a spa-like ambiance.



## Road Map



## Hybrid Map



## Terrain Map



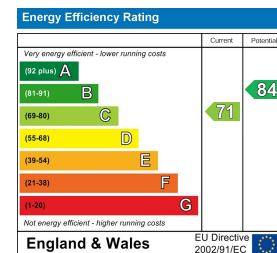
## Floor Plan



## 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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