



# 122 St. Michaels Road

Crosby, Liverpool, L23 7UW

£500,000

Located on the ever-popular St Michaels Road in Crosby, this well-presented semi-detached home offers spacious and versatile accommodation, ideal for modern family living.

The ground floor has been thoughtfully arranged to create a superb open-plan kitchen, dining and living space—perfect for both everyday living and entertaining—along with the added benefit of a separate utility room and a convenient downstairs WC.

To the first floor, there are three well-proportioned bedrooms and a family bathroom, while the property further benefits from a converted loft room, providing flexible additional space ideal for a home office, guest room or playroom.

Externally, the property enjoys a rear garden and off-road parking to the front.

Situated within easy reach of Crosby village, excellent local schools and transport links, this is a fantastic opportunity to secure a spacious family home in a highly sought-after location.

- 4 Bedrooms
- Open plan
- Garage

## Viewing

Please contact our Michael Moon on 0151 924 1000 if you wish to arrange a viewing appointment for this property or require further information.



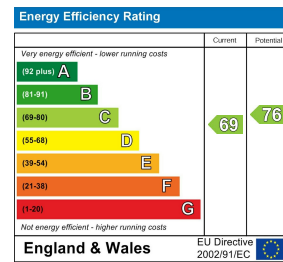
# Floor Plan



# 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.