

9 York Road

Crosby, Liverpool, L23 5TS

Offers over £185,000

Situated in one of Crosby's most sought-after residential locations, just a short walk from Crosby Village, well-regarded schools, local parks and excellent transport links, this attractive three-bedroom semi-detached home presents an exciting opportunity for first-time buyers, investors or those looking to create their ideal family home.

Priced to reflect the need for some general updating, the property offers excellent potential to add value and personalise a characterful home in a highly desirable location. Retaining a number of attractive period features, the property has also benefited from a recently replaced roof, including new wooden joists, together with updated electrics.

The accommodation briefly comprises a welcoming entrance hall, bright bay-fronted lounge, generous dining room with attractive parquet flooring, kitchen, separate utility room, downstairs bathroom and additional WC.

To the first floor are two well-proportioned double bedrooms, followed by a spacious single bedroom, all enjoying excellent natural light. There is also loft access via a drop-down ladder, leading to a useful loft space with electricity and a skylight window, providing further potential for storage or future use, subject to any necessary consents.

Externally, the property benefits from a small gated front garden, while to the rear is an attractive brick-walled yard with a large storage shed. The property also enjoys a particularly pleasant outlook, backing directly onto the beautiful St Luke's Church.

- Chain Free
- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- New Roof and Electrics
- Freehold

Viewing

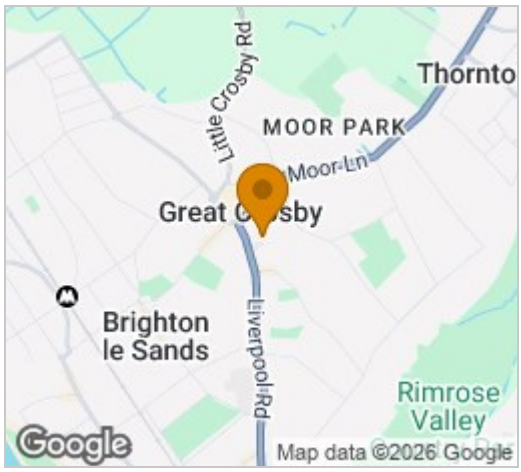
Please contact our Michael Moon Office on 0151 924 1000 if you wish to arrange a viewing appointment for this property or require further information.

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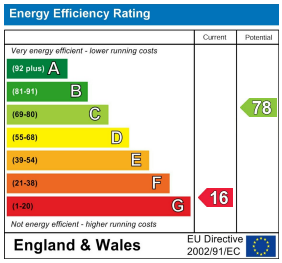
Floor Plan



Area Map



Energy Efficiency Graph











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