



12 Crosender Road, Liverpool , Merseyside L23 3BB
Asking price £149,950

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A wonderful mid terrace property ideal for first time buyers and investors alike.

This two bedroom property briefly comprises; entrance hallway, living room, Dining Kitchen, first floor landing with two bedrooms and a family bathroom. To the rear is south facing garden,

Situated in a popular Crosby location with College Roads's abundance of shops and amenities just at the top of the road and local schools within close proximity.

This Freehold property comes with no chain, Viewing is highly recommended to appreciate what this property has to offer.

Front garden

Easy maintenance front flagged garden with access to rear garden

Entrance

uPVC door to front leading to small front entrance

Living Room

14'4" x 10'6" (4.39 x 3.22)

UPVC double glazed bay window to front. Radiator. Carpet flooring. Gas fired central heating radiator. Ceiling light, large storage under stairs, Log effect fire.

Dining Kitchen

8'6" x 13'2" (2.61 x 4.03)

Wall, base and drawer units, work surfaces, integrated gas hob, oven and extractor hood, space for dishwasher and fridge/freezer, gas fired central heating radiator, two uPVC double glazed windows over looking the rear garden and door leading to garden

Landing

Stairs leading to upper floor, carpet flooring, loft access hatch, doors leading to first floor rooms

Front bedroom one

12'0" x 11'3" (3.68 x 3.45)

Wood laminate flooring, uPVC double glazed window, fitted dressing and storage cupboard gas fired central heating radiator

Bathroom

White suite comprising bath with shower over and glazed screen, W.C., wash hand basin, chrome heated towel rail, vanity unit, wall tiles and granite floor tiles, uPVC double glazed window.

Rear Bedroom Two

29'10" x 30'2" (9.10 x 9.2)

uPVC double glazed window over looking rear garden, carpet flooring, gas fired central heating radiator, combination boiler,

Rear Garden

Enclosed, long, rear garden with superb sunny, southerly aspect. Featuring lawned area, flagged patio laid to lawn with shrubs and borders, paved patio area, two out houses, one with plumbing for washing machine

Important Notes

1. Money laundering Regulations - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC is held for this property, it is available for inspection at the branch by appointment. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER BLUEROW HOMES LIMITED NOR ANY OF

ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

ID Verification

In line with The Money Laundering Regulations 2007, as a regulated profession, we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. By signing this agreement as the seller you understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

