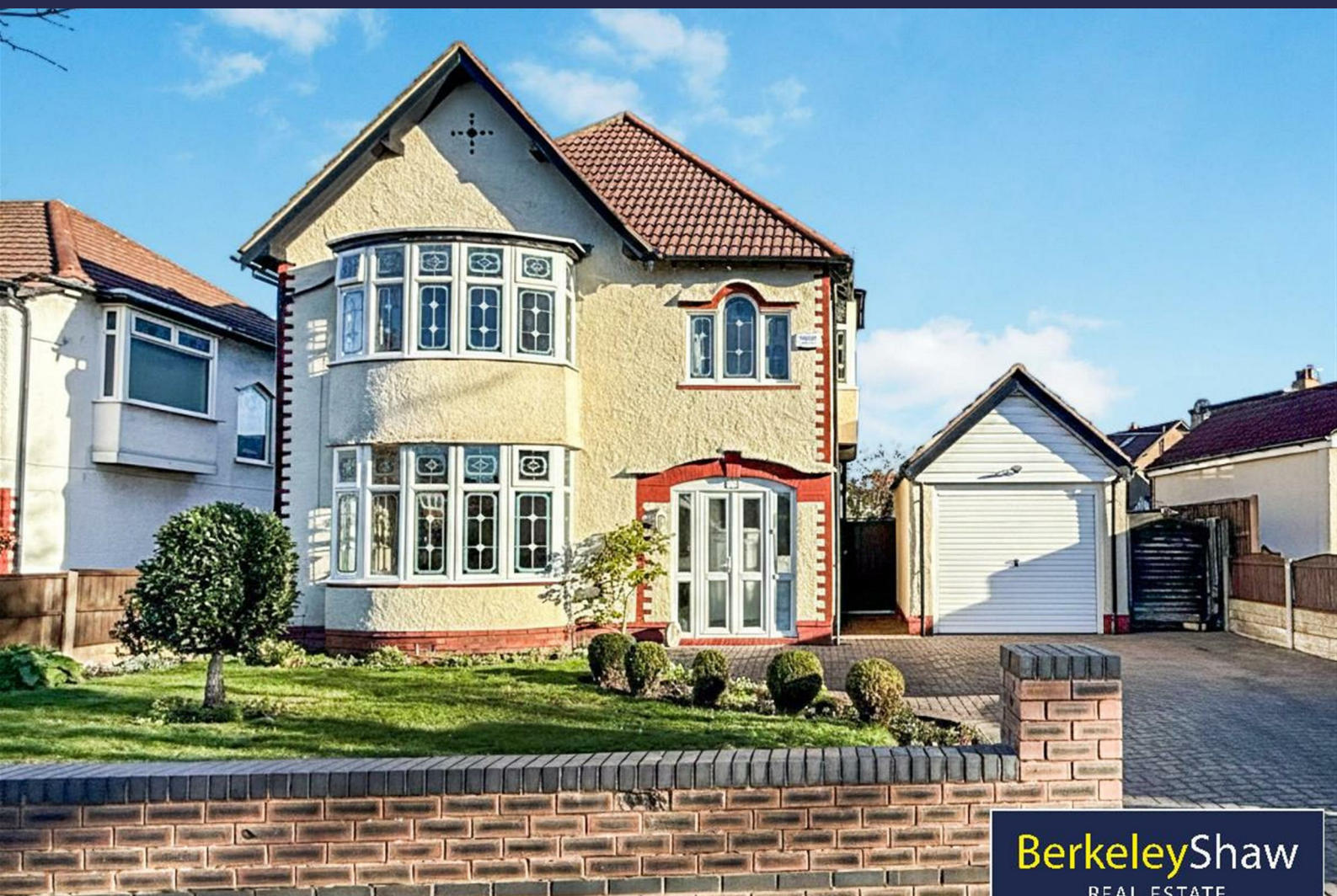




32 Little Crosby Road, Liverpool, Merseyside L23 2TQ

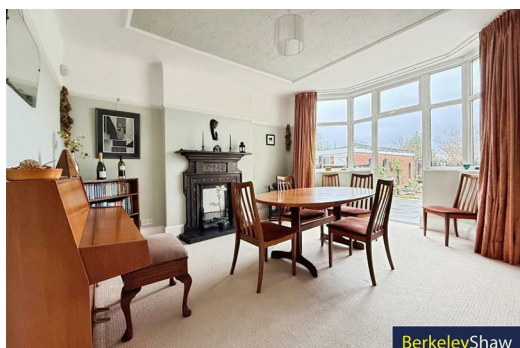
Offers Over £525,000

A rare opportunity to acquire a spacious DETACHED 4 DOUBLE bedrooms, 3 receptions, 2 bathrooms FREEHOLD home in the very heart of Crosby. This superb property features a detached GARAGE, private driveway PARKING for multiple cars, and attractive front and rear gardens with grass lawns, shrubs, flower beds, fish pond and veg patch.

The house has been carefully maintained by the current owners, benefitting from a new roof installed in 2005 and a modern fitted kitchen added in 2017. The property also offers excellent scope for further extension or personalisation, subject to the usual permissions with a large plot and attic space.

Perfectly positioned within walking distance of both open country and Crosby's vibrant village centre, where residents can enjoy a fantastic selection of independent shops, cafés, and restaurants. The property is also within easy reach of the beach — home to Antony Gormley's famous Another Place sculptures — as well as several lovely local parks.

The area is highly regarded for its outstanding state and private schools, making this an ideal home for growing families seeking space, comfort, and convenience in one of Crosby's most desirable locations.



Lounge

15'0" x 14'0" (4.58 x 4.28)

Flooded with light from the large round bay window and feature fireplace. High ceilings and fitted carpet.

Hall

With wood flooring and wood panelling to some walls, staircase to first floor, door to lounge, dining room, breakfast room and downstairs WC.

Downstairs WC

Utilising the understairs space for a handy WC and built in storage sink.

Breakfast Room

9'11" x 9'7" (3.04 x 2.93)

With window to the side aspect and leading through to the kitchen, perfect for breakfast or casual dining.

Kitchen

11'11" x 9'7" (3.64 x 2.93)

Modern and stylish kitchen installed in 2017 with induction hob with over extractor, eye-level Neff oven, one and half stainless steel sink and drainer, integrated under counter fridge and freezer, plumbing for washing machine and dishwasher. Windows to rear garden and side; door to side.

Dining Room

16'2" x 13'3" (4.93 x 4.06)

With stunning fireplace and full height window to rear garden, ideal for entertaining.

Landing

Bedroom 1

14'0" x 13'2" (4.28 x 4.03)

DOUBLE with round bay window to the front aspect with fitted wardrobes.

Bedroom 2

16'2" x 13'3" (4.93 x 4.06)

DOUBLE to the rear aspect.

Bedroom 3

11'11" x 9'7" (3.64 x 2.93)

DOUBLE to the rear aspect.

Bedroom 4/Office

10'0" x 9'6" (3.06 x 2.92)

DOUBLE to the front aspect with windows to side and front.

Family Bathroom

Installed in 2016.

Outside WC

Detached Garage

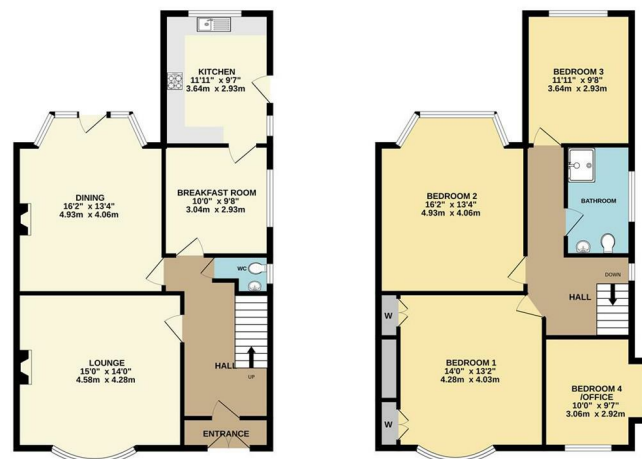
Brick built with pitched roof.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		79
	64	
England & Wales		EU Directive 2002/91/EC

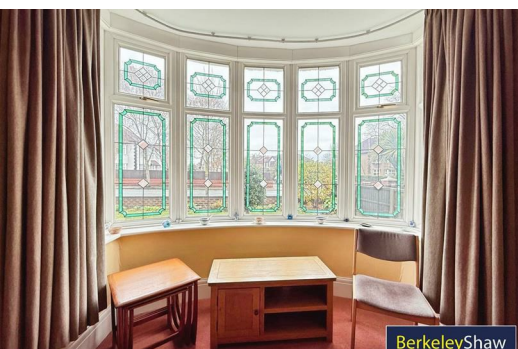
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, sections, walls and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should not be used as such for any purposes other than those intended. The actual position and dimensions of any items should be verified by the purchaser. Measurements are given in feet and inches and may vary slightly from the actual measurements as taken on site. Measurements are given to the nearest millimetre.



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