



## 8 Strathmore Drive, Liverpool, L23 0RB

Offers Over £290,000

A well-presented THREE BEDROOM semi-detached home, located within a SOUGHT AFTER area of Crosby, close to excellent SCHOOL CATCHMENT, local parks and Crosby Beach. Offered as FREEHOLD, the property provides thoughtfully arranged accommodation suited to family living.


The ground floor features a separate front FAMILY ROOM, offering a comfortable reception space away from the other entertaining areas ideal for children's toys or a adult only lounge.. To the rear, there is a further reception room with newly installed BI-FOLDING DOORS opening directly onto the SUNNY SOUTH FACING REAR GARDEN, allowing for an abundance of natural light and a seamless connection between indoor and outdoor space. The dining room flows openly into a STYLISH EXTENDED KITCHEN, fitted with quartz worktops and a range of contemporary units, and also housing the Vaillant combi boiler.


To the first floor, the master bedroom is positioned to the front elevation, with a second double bedroom overlooking the rear garden and a well-sized third single bedroom. The accommodation is served by a SPACIOUS MODERN BATHROOM complete with UNDERFLOOR HEATING.

Further benefits include new floor coverings throughout. An excellent opportunity to acquire a well-located home within a highly regarded Crosby setting.



- Hall
- Family Room
- Lounge
- Dining Room
- Kitchen
- Bathroom
- Bedroom 1
- Bedroom 2
- Bedroom 3

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>70</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
EU Directive 2002/91/EC 		

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



World floor plan(s) has been made to assist the accuracy of the Property Information, measurement of floor, window, room and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee will be given regarding their efficiency or life span. Made with Housify Planner



Berkeley Shaw Estate Agents Limited.  
Company No. 0784754

Berkeley Shaw Real Estate Limited.  
Company No. 05206927

