



## 18 St. Lukes Road, Liverpool, L23 5SZ

**Asking Price £270,000**

FREEHOLD - NO CHAIN

Located in the HEART OF CROSBY VILLAGE at the end of a quiet road close to shops, cafes and a bus stop this extended four bedroom semi-detached house with loft conversion, GARDEN and GARAGE offers spacious and flexible living. The property is WELL-MAINTAINED and READY TO MOVE IN while still giving the opportunity to add your own style over time

The accommodation includes a front lounge with focal fireplace and an EXTENDED well-appointed kitchen open to the dining room with handy storage, 3 bedrooms and a modern shower room to the first floor and a spacious double bedroom to the second floor. Outside there is a pleasant rear garden, a shared driveway to the side and a garage providing useful storage

A rare find in such a central location and IDEAL FOR FIRST TIME BUYERS or investors



## Lounge

14'3" x 13'8" (4.36 x 4.19)

## Kitchen

13'8" x 5'11" (4.19 x 1.82)

## Dining Room

13'8" x 10'5" (4.19 x 3.18)

## Landing

### Bedroom 1

11'1" x 7'6" (3.39 x 2.30)

### Bedroom 2

10'9" x 8'4" (3.30 x 2.56)

### Bedroom 3

8'9" x 5'8" (2.68 x 1.75)

### Bathroom

11'8" x 7'6" (3.57 x 2.30)

### Bedroom 4

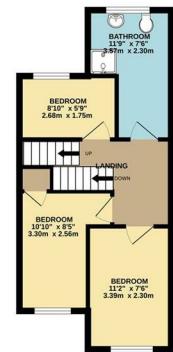
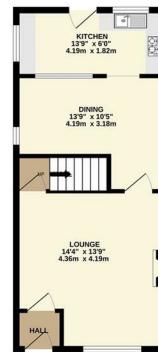
13'8" x 13'6" (4.19 x 4.13)

## Garage

GROUND FLOOR  
419 sq ft. (38.9 sq.m.) approx.

1ST FLOOR  
363 sq ft. (33.8 sq.m.) approx.

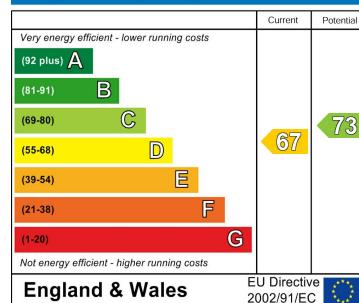
2ND FLOOR  
166 sq ft. (15.4 sq.m.) approx.



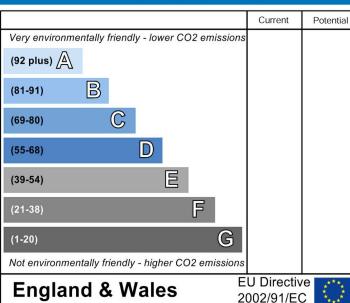
TOTAL FLOOR AREA: 948 sq ft. (88.1 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and should only be used as such by any prospective purchaser. The central heating and appliances shown are not included and no guarantee is given.

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## Energy Efficiency Rating



## Environmental Impact (CO<sub>2</sub>) Rating



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