



## 2 Margaret Road, Liverpool, Merseyside L23 6TR

**£900,000**

Exceptional Coastal Residence with Breathtaking Views and Fantastic Potential

Occupying a prime corner position at the junction of Margaret Road and Burbo Bank Road, this impressive four-bedroom detached home offers a rare opportunity to live in one of Crosby's most sought-after coastal locations. From its elevated setting, the property enjoys spectacular panoramic views across the Irish Sea towards the Welsh mountains, providing an ever-changing backdrop of sea and sky.

Set on an expansive corner plot, the accommodation includes a porch leading into a spacious entrance hall, a large living and dining room with a picture window framing the incredible views, and a corner office also taking full advantage of the outlook. A fitted kitchen provides ample space, while two double bedrooms and a four-piece bathroom complete the ground floor.

Upstairs, the landing gives access to two further double bedrooms with impressive views, a shower room, and an additional versatile room ideal as a playroom or storage space.

Externally, the home benefits from an in-and-out driveway with parking for several vehicles, a generous front garden, and a private outdoor swimming pool, perfect for making the most of the coastal lifestyle. The property's generous footprint and plot size offer excellent scope for reconfiguration, extension or redevelopment (subject to planning), giving buyers the exciting opportunity to create a bespoke family home perfectly suited to their needs.





Porch

Entrance hall

Study

Lounge

Kitchen

Bedroom 1

Bedroom 2

WC

Bathroom

Landing

Bedroom 3

Bedroom 4

Shower room

Loft room

Double garage

Externally



Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of plans, sections, elevations and other details 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 or otherwise. The architect, architect and architect shall not be held liable and no guarantee as to their availability or efficiency can be given. Notes with reference (C202)

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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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