



**BerkeleyShaw**

## 91 Alexandra Road, Liverpool, L23 7TE

### Offers Over £270,000

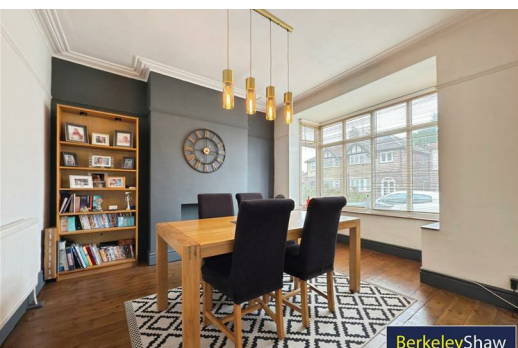
Welcome to this beautifully presented four-bedroom, mid-terraced home, perfectly positioned within walking distance of the vibrant Crosby Village. Ideal for first-time buyers, this charming property combines period character with modern living, offering space, comfort, and style in one of the area's most sought-after locations.

As you approach, the home greets you with a private driveway providing convenient off-road parking. Step inside to a spacious entrance hall leading to a generous front dining room featuring high ceilings, large windows, and original character features – the perfect space to relax and unwind.

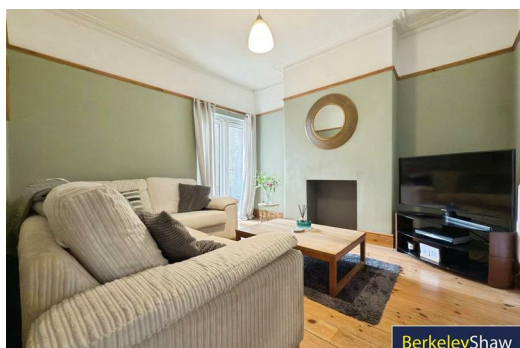
To the rear, a second reception/lounge offers flexible living and benefits from patio doors opening directly onto a sunny, low-maintenance outdoor area – ideal for entertaining or enjoying the sunshine. The heart of the home is the large, contemporary dining kitchen, designed with families in mind. It boasts ample workspace, modern appliances, and plenty of room for dining and socialising.

Upstairs, you'll find three well-proportioned double bedrooms and a fourth single room – ideal as a nursery, home office or dressing room. The spacious family bathroom is finished to a high standard, complete with a luxury roll-top freestanding bath, a separate shower cubicle, and stylish fittings.

This property is ready for immediate occupation, offering a perfect blend of charm, functionality, and convenience. With excellent local amenities, schools, transport links and green spaces all nearby, this home ticks all the boxes. Early viewing is highly recommended to fully appreciate all it has to offer.



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- Hall
- Dining Room
- Lounge
- Dining Kitchen
- Landing
- Bedroom 1
- DOUBLE
- Bedroom 2
- DOUBLE
- Bedroom 3
- DOUBLE
- Bedroom 4
- SINGLE
- Family Bathroom

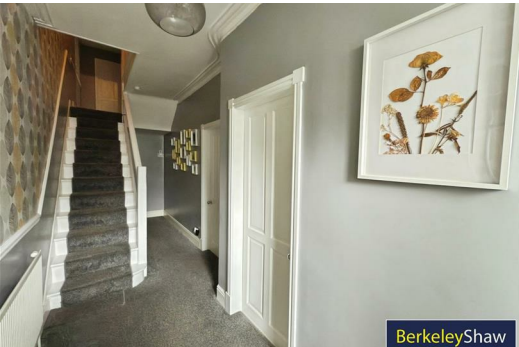


| Energy Efficiency Rating                    |           |                            |
|---------------------------------------------|-----------|----------------------------|
|                                             | Current   | Potential                  |
| Very energy efficient - lower running costs |           |                            |
| (92 plus) <b>A</b>                          |           | <b>86</b>                  |
| (81-91) <b>B</b>                            |           |                            |
| (69-80) <b>C</b>                            |           |                            |
| (55-68) <b>D</b>                            | <b>66</b> |                            |
| (39-54) <b>E</b>                            |           |                            |
| (21-38) <b>F</b>                            |           |                            |
| (1-20) <b>G</b>                             |           |                            |
| Not energy efficient - higher running costs |           |                            |
| England & Wales                             |           | EU Directive<br>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<br>2002/91/EC |

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, sections, heights 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 by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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