



## **122 The Northern Road, Liverpool, Merseyside L23 2RH**

### **Asking price £265,000**

Bluerow homes are delighted to welcome to the market this three bedroom semi detached property which would make a wonderful home.

Ideally located in a great catchment area for local primary and secondary schools and within walking distance of Crosby village and local parks.

Property briefly comprises of hallway, kitchen, lounge and separate dining room, three bedrooms and bathroom to upper level. Property benefits from driveway and front and rear gardens.

Viewings are highly recommended and property is offered with no onwads chain.

- Semi detached
- Driveway
- Double glazed windows
- Desired Crosby Location
- Available with no onwads chain
- Central Heating
- Three bedrooms
- Front and rear gardens
- Modern fitted kitchen

### **Hallway**

Laminate flooring, wall radiator, doors to all rooms.

### **Lounge**

Laminate flooring throughout, radiator, double glazed windows, Gas fire.

### **Reception 2/ Dining room**

Laminate flooring, Gas fire, radiator, double glazed sliding patio doors.

### **Kitchen**

Fitted kitchen comprising of wall base and drawer units, oven, extractor hood and gas hob, black stylish sink.

### **Bathroom**

Fitted bathroom suite consisting of Bath with shower over, wc and wash hand basin, tiled walls and vinyl flooring. chrome towel rail and double glazed window.

### **Bedroom one**

Carpeted floor throughout, radiator, double glazed window.

### **Bedroom Two**

Carpeted floor throughout, radiator, boiler cupboard, double glazed window.

### **Bedroom Three**

Carpeted floor throughout, radiator, double glazed window.

### **Driveway**

Paved driveway



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			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



116 Duke Street, Liverpool, Merseyside, L1 5JW  
 Tel: 0151 709 9638  
 sales@bluerowhomes.co.uk  
 www.bluerowlettings.com