



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

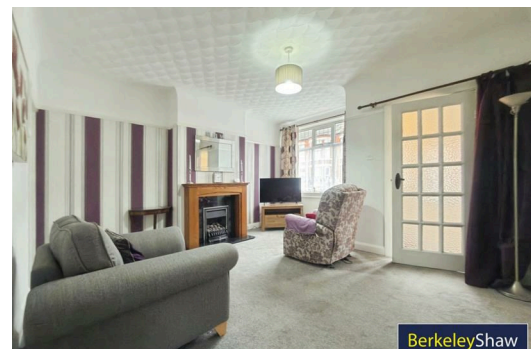
Asking Price £260,000

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**



TOTAL FLOOR AREA: 948 sq.ft. (88.1 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any error. Dimensions are for reference only. This plan is for illustrative purposes only and should be used as a guide for the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or efficiency at the time.  
Made with Metropac CAD

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			
		67	73
<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		



Berkeley Shaw Estate Agents Limited.  
Company No. 0784754

Berkeley Shaw Real Estate Limited.  
Company No. 05206927

