



## 8 Strathmore Drive, Liverpool, L23 0RB

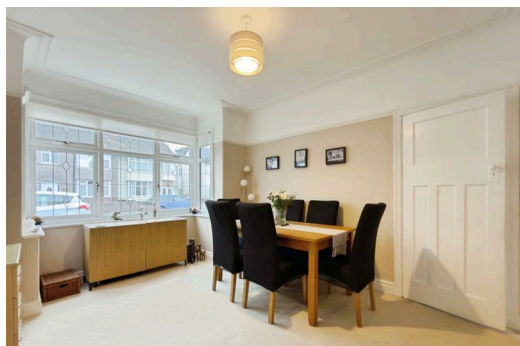
### Offers Over £290,000

A well-presented THREE BEDROOM semi-detached home, located within a SOUGHT AFTER area of Crosby, close to excellent SCHOOL CATCHMENT, local parks and Crosby Beach. Offered as FREEHOLD, the property provides thoughtfully arranged accommodation suited to family living.

The ground floor features a separate front FAMILY ROOM, offering a comfortable reception space away from the other entertaining areas ideal for children's toys or a adult only lounge.. To the rear, there is a further reception room with newly installed BI-FOLDING DOORS opening directly onto the SUNNY SOUTH FACING REAR GARDEN, allowing for an abundance of natural light and a seamless connection between indoor and outdoor space. The dining room flows openly into a STYLISH EXTENDED KITCHEN, fitted with quartz worktops and a range of contemporary units, and also housing the Vaillant combi boiler.

To the first floor, the master bedroom is positioned to the front elevation, with a second double bedroom overlooking the rear garden and a well-sized third single bedroom. The accommodation is served by a SPACIOUS MODERN BATHROOM complete with UNDERFLOOR HEATING.

Further benefits include new floor coverings throughout. An excellent opportunity to acquire a well-located home within a highly regarded Crosby setting.



# Hall

## Family Room

13'5" x 10'9" (4.10 x 3.30)

## Lounge

15'5" x 10'9" (4.70 x 3.30)

## Dining Room

11'5" x 6'2" (3.50 x 1.90)

## Kitchen

10'9" x 7'6" (3.30 x 2.30)

## Bathroom

8'6" x 6'2" (2.60 x 1.90)

## Bedroom 1

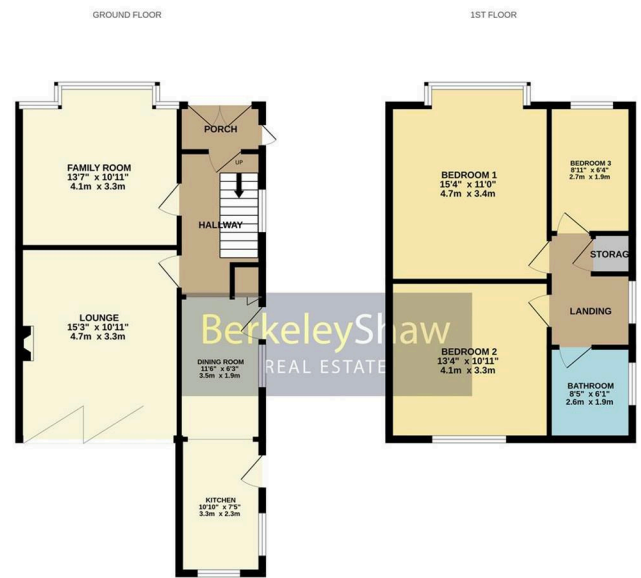
14'5" x 11'1" (4.40 x 3.40)

## Bedroom 2

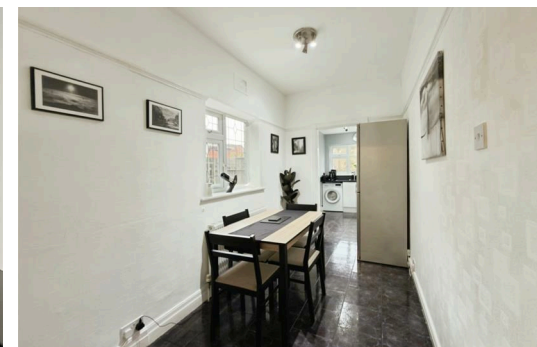
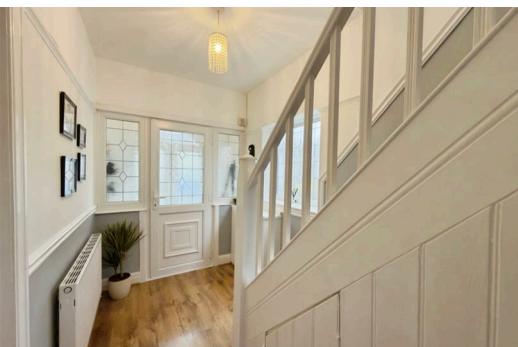
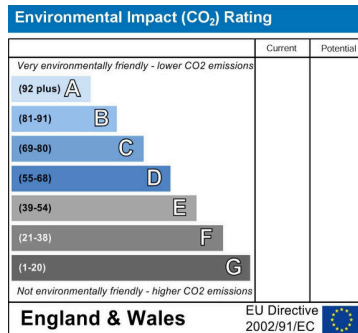
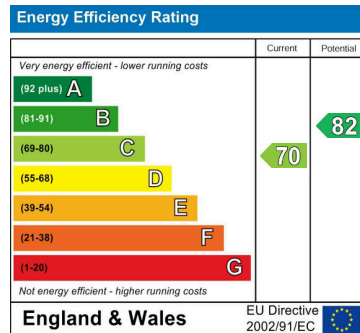
13'5" x 10'9" (4.10 x 3.30)

## Bedroom 3

8'10" x 6'2" (2.70 x 1.90)



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, elevations, rooms and any other parts are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The amount, location and appearance of items have not been tested and no guarantee is given as to the quantity or quality of the same. Made with Metronix 0200



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