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45 College Road, Liverpool, L23 0RL

Asking Price £290,000

Situated on College Road in the very heart of Crosby, this beautifully presented four-bedroom mid-terrace home offers the perfect blend of modern living and period charm, all within one of the area's most desirable locations.

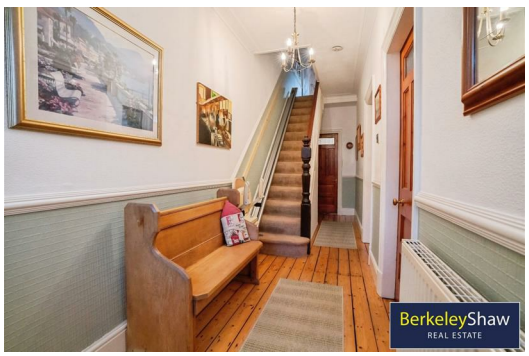
The property is ideally positioned just a short walk from Victoria Park and is within easy reach of some of Crosby's most in-demand schools, making it an excellent choice for families. The surrounding area is vibrant and welcoming, boasting a fantastic selection of independent coffee shops, popular restaurants and lively bars, while excellent rail links to Liverpool city centre further enhance its appeal for commuters.

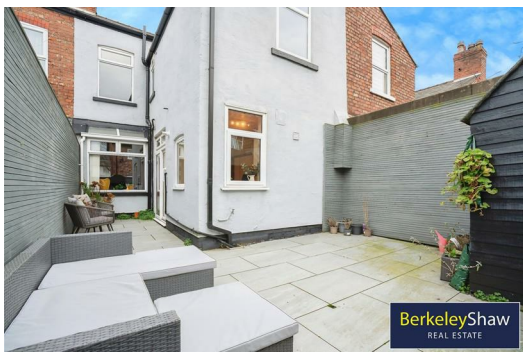
Internally, the home has been thoughtfully modernised while retaining a number of attractive original features, creating a warm and characterful living space. Accommodation begins with a vestibule leading into a welcoming entrance hall, which provides access to two spacious reception rooms which are both complete with gas fireplaces, ideal for both relaxing and entertaining. To the rear, there is an impressive open-plan kitchen diner, perfectly designed for modern family life, featuring a range of integrated appliances and sliding doors opening onto the immaculate rear yard, seamlessly blending indoor and outdoor living.

To the first floor, the landing provides access to four well-proportioned bedrooms along with a contemporary family bathroom, all finished to a high standard.

Externally, the property boasts a generous rear yard, beautifully finished with porcelain tiling and stylish wooden-clad walls. This superb outdoor space is perfect for entertaining guests, enjoying family time, or simply







Vestibule
Inviting vestibule with tiled floor and ample storage for coats.

Hallway
Spacious & inviting entrance hall with understairs storage, wooden flooring & stairs leading to the first floor.

Living Room
This inviting living room blends traditional and contemporary features, with a bay window allowing natural light to flood the space. Period details such as the ornate ceiling rose and elegant chandelier add character, while a striking fireplace with a decorative surround creates a clear focal point, resulting in a warm and welcoming room ideal for relaxation.

Sitting Room
This second living area offers a contemporary yet comfortable feel, complete with light wood-effect laminate flooring and a sleek built-in fireplace, while natural light from the window enhances the room's fresh, modern atmosphere.

Kitchen diner
The kitchen-diner is a bright and practical space designed for modern living, offering a range of fitted units, generous work surfaces and integrated cooking appliances. There is space for additional appliances, while the dining area comfortably accommodates a dining table with the added bonus of pantry storage inbuild to the alcove. Sliding doors open onto the patio, creating a seamless connection between indoor and outdoor living.

Landing
The landing is bright and spacious, featuring elegant bannisters and offering ample built-in storage.

Bedroom 1
The principal bedroom is a spacious and welcoming retreat, featuring a bay window that floods the room with natural light.

Bedroom 2
The second bedroom benefits from a large window that allows plenty of natural light to fill the room, creating a bright and versatile space.

Bedroom 3
This smaller bedroom is bright and well presented, with a large window overlooking the rear yard, making it ideal for use as an additional bedroom, home office or playroom.

Bedroom 4
This cosy single bedroom is filled with natural light from a large window, creating a bright and airy space, ideal for use as a child's room or guest bedroom.

Bathroom
The bathroom has a clean, modern feel with white wall tiles and a grey carpeted floor. It includes a bath with an overhead shower and screen, a white wash basin with storage beneath, and a contemporary toilet. A chrome heated towel rail and a window allowing natural light complete the practical yet stylish space.

Rear Yard
The rear garden is fully paved with large-format porcelain tiles, creating a low-maintenance outdoor space perfect for relaxing or entertaining. Wooden-clad walls provide a modern, stylish backdrop and the area is enclosed for privacy. A small garden shed sits to one side, with convenient access via a gate to the alleyway at the rear of the property.

Front elevation

