



## 2 Margaret Road, Liverpool, Merseyside L23 6TR

### Offers Over £750,000

Exceptional Coastal Residence with Breathtaking Views and Fantastic Potential

Occupying a prime corner position at the junction of Margaret Road and Burbo Bank Road, this impressive four-bedroom detached home offers a rare opportunity to live in one of Crosby's most sought-after coastal locations. From its elevated setting, the property enjoys spectacular panoramic views across the Irish Sea towards the Welsh mountains, providing an ever-changing backdrop of sea and sky.

Set on an expansive corner plot, the accommodation includes a porch leading into a spacious entrance hall, a large living and dining room with a picture window framing the incredible views, and a corner office also taking full advantage of the outlook. A fitted kitchen provides ample space, while two double bedrooms and a four-piece bathroom complete the ground floor.

Upstairs, the landing gives access to two further double bedrooms with impressive views, a shower room, and an additional versatile room ideal as a playroom or storage space.

Externally, the home benefits from an in-and-out driveway with parking for several vehicles, a generous front garden, and a private outdoor swimming pool, perfect for making the most of the coastal lifestyle. The property's generous footprint and plot size offer excellent scope for reconfiguration, extension or redevelopment (subject to planning), giving buyers the exciting opportunity to create a bespoke family home perfectly suited to their needs.



- Porch
- Entrance hall
- Study
- Lounge
- Kitchen
- Bedroom 1
- Bedroom 2
- WC
- Bathroom
- Landing
- Bedroom 3
- Bedroom 4
- Shower room
- Loft room
- Double garage
- Externally



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of plans, sections, elevations and other details are approximate and no responsibility is taken for any errors, omissions or misstatements. They are for illustrative purposes only and should not be used as such for any purposes or otherwise. They are not to be used for any other purpose and no liability is accepted for any errors, omissions or misstatements. They are not to be used for any other purpose and no liability is accepted for any errors, omissions or misstatements. They are not to be used for any other purpose and no liability is accepted for any errors, omissions or misstatements.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</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 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) <b>A</b>                                              |         |                         |
| (81-91) <b>B</b>                                                |         |                         |
| (69-80) <b>C</b>                                                |         |                         |
| (55-68) <b>D</b>                                                |         |                         |
| (39-54) <b>E</b>                                                |         |                         |
| (21-38) <b>F</b>                                                |         |                         |
| (1-20) <b>G</b>                                                 |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |



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