



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

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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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