



23 Old Farm Road, Liverpool, L23 2RZ

Asking Price £280,000

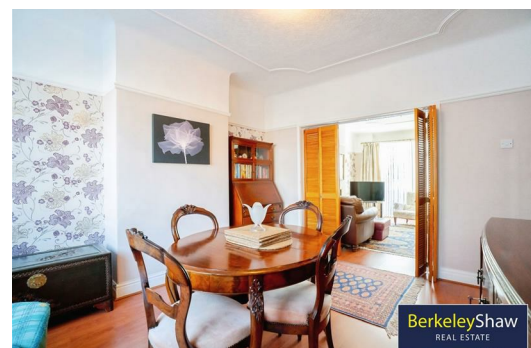
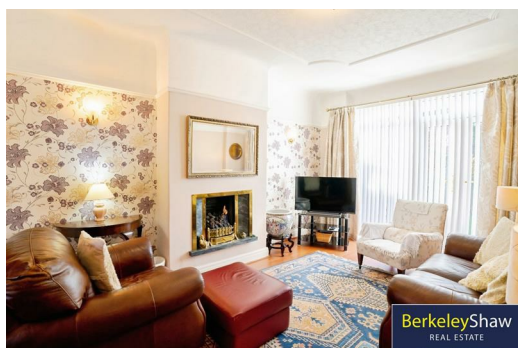
Situated in the HEART of Crosby this CHARMING 1939 SEMI-DETACHED 3 Bedroom home offers a WONDERFUL OPPORTUNITY for buyers seeking SPACE, CHARACTER and genuine POTENTIAL.

Set on a GENEROUS PLOT, the property boasts a SOUTH-FACING family garden perfect for those who enjoy outdoor living along with a BRICK-BUILT GARAGE and AMPLE ROOM to EXTEND (subject to planning). Equally, the house is READY TO MOVE INTO, allowing purchasers to make improvements over time should they wish.

Inside, you'll find BRIGHT, well-maintained home throughout, with the traditional 1930s layout providing a lovely sense of space as well as plenty of scope to MODERNISE to your own taste.

Positioned in an EXCELLENT L23 LOCATION, the home is conveniently close to sought after SCHOOLS, LOCAL SHOPS and PARKS making it ideal for FAMILIES and COMMUTERS alike. With NO ONWARD CHAIN this property could be yours in 2026.

A GREAT OPPORTUNITY in a HIGHLY DESIRABLE AREA — EARLY VIEWING IS STRONGLY RECOMMENDED.



Hall

Lounge

15'0" x 11'5" (4.59 x 3.50)

Dining Room

10'9" x 7'7" (3.29 x 2.32)

Family Room

14'3" x 11'5" (4.35 x 3.50)

Kitchen

11'2" x 7'7" (3.41 x 2.32)

Garage

Bedroom 1

15'0" x 11'5" (4.59 x 3.50)

Bedroom 2

14'3" x 11'5" (4.35 x 3.50)

Bedroom 3

8'5" x 7'7" (2.58 x 2.32)

Bathroom

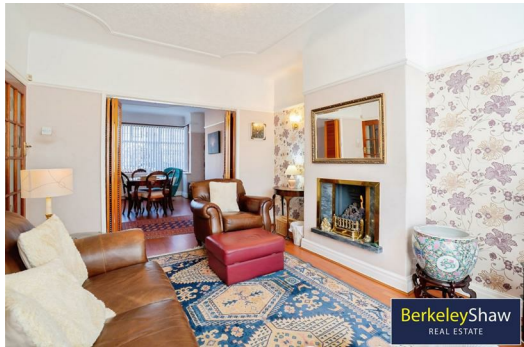
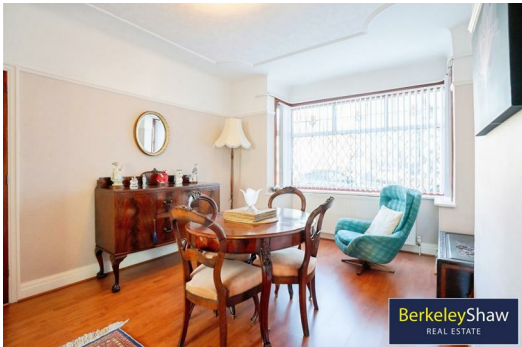
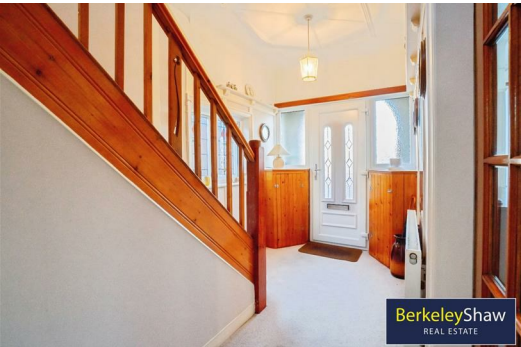
10'9" x 7'7" (3.29 x 2.32)



While every attempt has been made to ensure the accuracy of the floorplan, copyright free, measurements of floors, walls, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. The plan is for guidance only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with SketchUp 12025

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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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