



BerkeleyShaw

10 Forefield Lane, Liverpool, Merseyside L23 9TH

Offers Over £350,000

FREEHOLD A well-presented three-bedroom semi-detached family home situated in a highly sought-after location within walking distance of both Forefield Lane Primary School and Chesterfield High School, as well as the amenities, shops, cafés and transport links of Crosby Village.

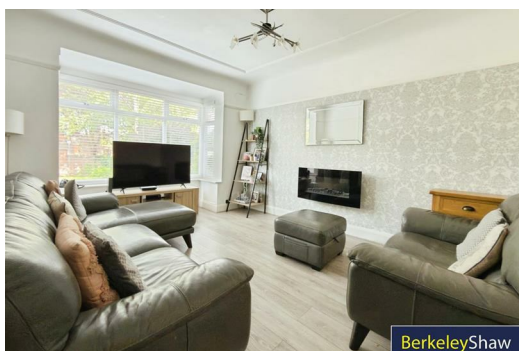
This attractive property offers spacious and versatile accommodation throughout, ideal for modern family living. To the ground floor there is a welcoming entrance hall, a convenient downstairs WC, a separate front reception room and a superb open-plan kitchen/dining room overlooking the rear garden with patio doors onto raised patio area perfect for entertaining and everyday family life.

Externally, the property benefits from a generous rear family garden with a garage and useful brick-built shed, offering excellent outdoor space and further potential. To the front there are secure gated gardens and a driveway providing off-road parking for up to three vehicles.

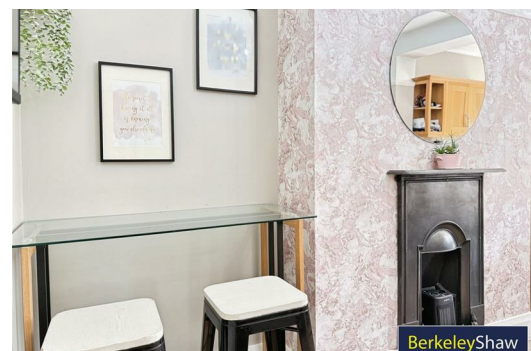
Occupying a substantial plot, the property also offers exciting potential to extend further, subject to the relevant planning permissions. Located within the catchment area for excellent local schools and in one of Crosby's most desirable residential areas, this is an opportunity not to be missed.



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Hall
14'9" x 6'6" (4.50 x 2.0)

Lounge
15'5" x 11'5" (4.70 x 3.50)

Dining Room/Kitchen
26'2" x 11'1" (8.0 x 3.40)

Downstairs WC

Utility
8'2" x 5'6" (2.50 x 1.70)

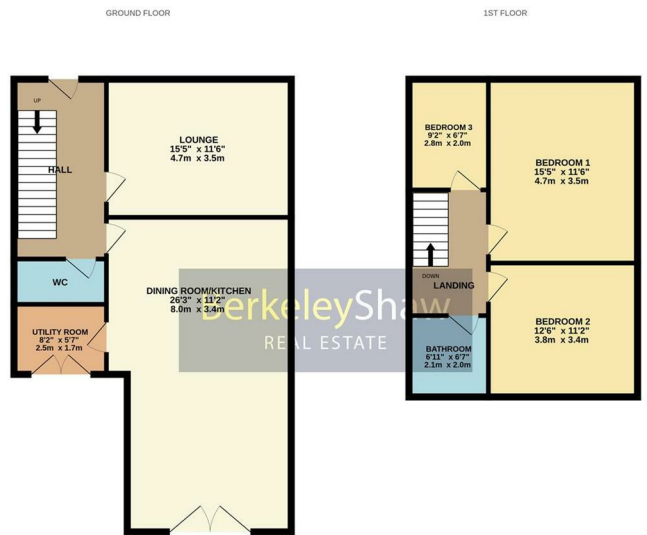
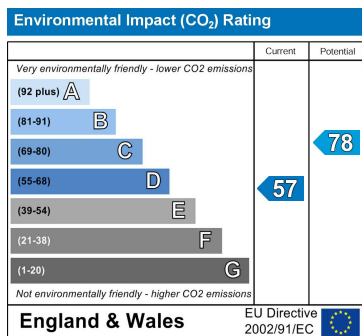
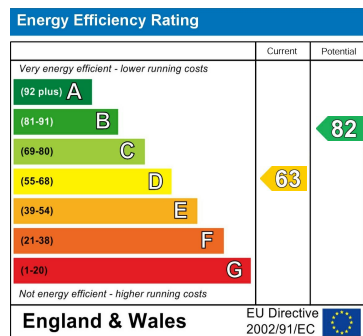
Bedroom 1
15'5" x 11'5" (4.70 x 3.50)
DOUBLE to the front aspect with fitted wardrobes and carpet

Bedroom 2
12'5" x 11'1" (3.80 x 3.40)
DOUBLE to the rear aspect

Bedroom 3
9'2" x 6'6" (2.80 x 2.0)
SINGLE to the front aspect

Bathroom
6'10" x 6'6" (2.10 x 2.0)

Garage



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should not be used as such for any purpose other than that for which it was intended. The actual layout and dimensions of the property may vary from those shown on the floorplan. No guarantee is given as to their accuracy or efficiency can be given. Plans with dimensions (DMS)



Berkeley Shaw Estate Agents Limited.
Company No. 0784754

Berkeley Shaw Real Estate Limited.
Company No. 05206927

