



12 Grasmere Gardens, Liverpool, L23 0TA

Offers Over £250,000

Beautifully Presented Three-Bedroom Semi-Detached Family Home | Stylishly Improved Throughout | FREEHOLD

This beautifully presented three-bedroom semi-detached family home has been significantly enhanced by the current owners, offering stylish, move-in-ready accommodation in a highly sought-after Crosby location. Ideal for buyers looking to establish themselves in the desirable L23 postcode without the need for further renovation, the property combines contemporary interiors with excellent family-friendly outdoor space.

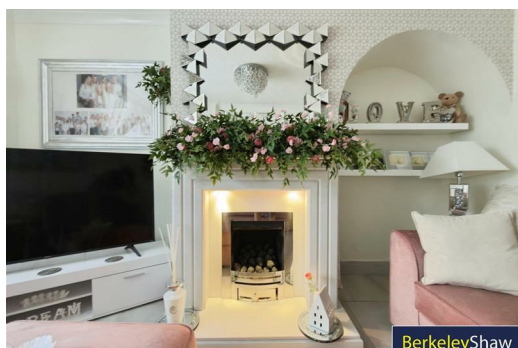
The ground floor offers two generous reception rooms. The front lounge is a welcoming space featuring a gas living flame fireplace, creating an attractive focal point. To the rear, a second reception room enjoys patio doors opening onto the sunny rear garden, providing an ideal setting for family living and entertaining.

A particular highlight is the contemporary fitted kitchen, installed in 2021, featuring sleek cabinetry, integrated appliances and a practical breakfast bar, perfect for everyday dining. Also renovated in 2021 is the stylish ground floor bathroom, finished to a high standard with modern fixtures and fittings.

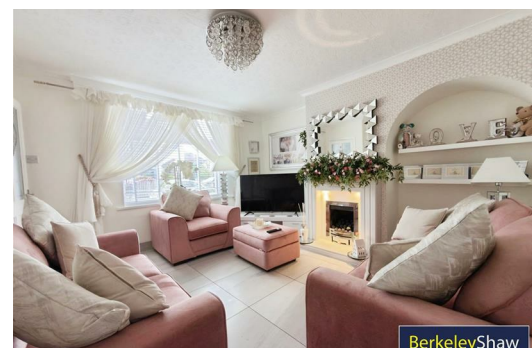
To the first floor are three bedrooms, comprising a principal double bedroom with FITTED WARDROBES the added benefit of an EN-SUITE WC and wash hand basin, a second double bedroom, and a comfortable single bedroom ideal as a child's room, nursery or home office.



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Hall

Lounge

13'5" x 12'9" (4.10 x 3.90)

Kitchen

15'10" x 7'1" (4.84 x 2.17)

Living Room

10'1" x 8'4" (3.09 x 2.56)

Bathroom - Ground Floor

7'5" x 6'9" (2.28 x 2.08)

Brick Built Store

Bedroom 1

11'4" x 10'5" (3.46 x 3.18)

DOUBLE

Ensuite WC

Bedroom 2

10'1" x 6'11" (3.09 x 2.12)

DOUBLE

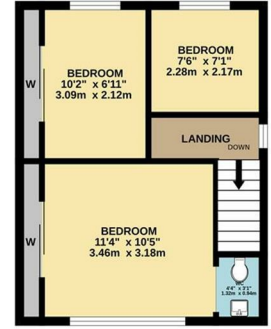
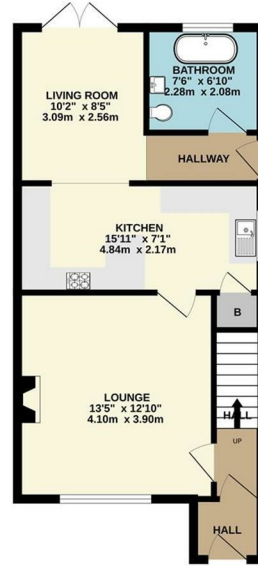
Bedroom 3

7'5" x 7'1" (2.28 x 2.17)

SINGLE

GROUND FLOOR

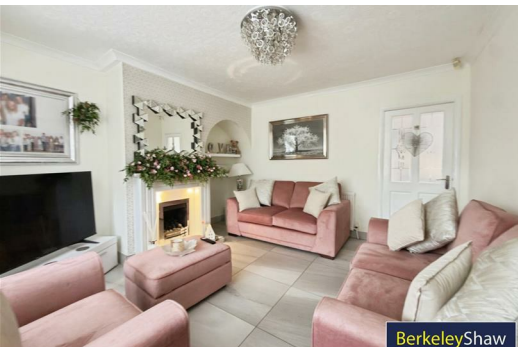
1ST FLOOR



Whilst 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 mis-statements. This plan is for guidance purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given. Made with MyHome Plans

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	72	77

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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