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REAL ESTATE

The Ternary, Old Haymarket, Liverpool, L1 6ER
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7 The Close, Crosby, L23 3DB

Offers Over £400,000

No Onward Chain/Extended Three-Bedroom Semi-Detached Home/West-Facing Garden/Garage with Excellent Conversion Potential

Offering generous proportions, timeless character and exciting scope to further enhance, this extended three-bedroom semi-detached home is available with no onward chain and presents an exceptional opportunity for growing families seeking space, flexibility and a home they can truly make their own.

From the moment you arrive, the property's original storm porch and beautiful stained-glass front door provide a warm and welcoming introduction, hinting at the charm and character that continue throughout. The spacious accommodation is synonymous with homes of this era, where room sizes were designed for comfortable family living.

The bright front reception room enjoys a traditional bay window overlooking the front aspect, while a separate rear lounge offers an equally inviting retreat, complete with patio doors opening directly onto the west-facing garden—perfect for summer evenings and entertaining.

At the heart of the home, the dining room flows effortlessly into the extended kitchen, creating a sociable space ideal for modern family life. A breakfast bar provides the perfect spot for casual dining, morning coffee or keeping the cook company. A doorway leads directly into the attached garage, presenting exciting possibilities for conversion into a utility room, home office, downstairs cloakroom or additional living accommodation,

Hall
14'0" x 7'4" (4.27 x 2.24)
Storm porch with original leaded glass door onto hall with meter cupboard, double glazed side window, understairs storage and access to dining room, lounge and front room. Wood effect laminate flooring.

Front Room
14'8" x 11'5" (4.49 x 3.49)
With chimney breast and large bay window to the front aspect, fitted carpet.

Lounge
15'8" x 11'7" (4.78 x 3.54)
With Chimney breast and patio doors onto sunny rear garden, fitted carpet.

Dining Room
10'1" x 6'9" (3.08 x 2.06)
Access from the hall, Open to kitchen

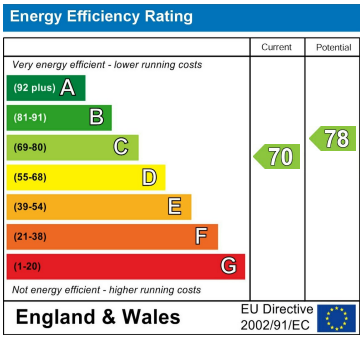
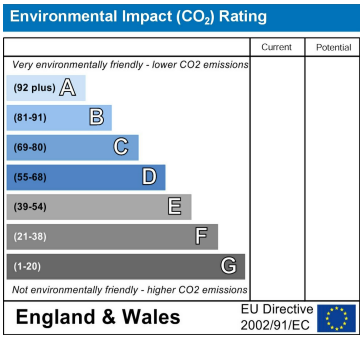
Kitchen/Breakfast
12'4" x 14'3" (3.78 x 4.35)
An extended, spacious room with tiled flooring, breakfast bar area open to dining room. Range of base and high level fitted white kitchen cupboards with grey laminate work surfaces, Miele dishwasher, eye-level oven and grill, door through to integral garage.

Garage
16'11" x 7'3" (5.18 x 2.22)
Step down from kitchen, concrete floor, electrics, lighting and up and over door to the front aspect.

Bedroom 1
14'0" x 10'8" (4.27 x 3.27)
DOUBLE with fitted wardrobes, large bay window with window storage seating, fitted carpet.

Bedroom 2
12'4" x 11'8" (3.78 x 3.58)
DOUBLE with a fitted wardrobe, window to rear aspect, fitted carpet.

Bedroom 3
8'6" x 8'2" (2.60 x 2.50)
SINGLE with fitted carpet and window to front aspect.

Bathroom
8'2" x 7'2" (2.50 x 2.20)
Full-size wood panel bath with over shower, WC and Sink. Tiled walls and wood panel ceiling

Landing
Bay window to side aspect, fitted carpet