



BerkeleyShaw

10 York Road, Liverpool, L23 5TS

Offers Over £325,000

NO CHAIN AND FREEHOLD – A stylish FIVE BEDROOM townhouse arranged over three floors (approx. 1314sq. ft) in the heart of Crosby Village. With exposed brickwork, high ceilings and a wide stairwell, the interior has the feel of a loft apartment while offering plenty of room for family life.

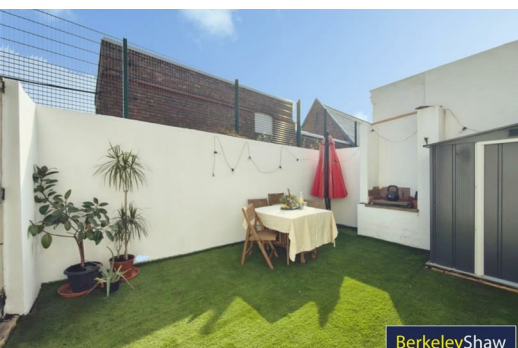
The split-level ground floor brings the kitchen, dining and living areas together in one bright, open space. A sleek, modern kitchen has a breakfast bar and integrated fridge and freezer, while an electric fire gives the seating area a focal point. A separate utility and laundry room keeps the practical side of the home tucked away.

On the first floor, the first bedroom is large enough for a super king bed and is currently used as a home office and sitting room. There is also a further double bedroom and a family bathroom with both a bath and separate shower cubicle. The spacious hallway continues the home's light, open feel.

The second floor has three more bedrooms. The generous main bedroom features exposed brickwork, fitted wardrobes and wood flooring, alongside another double bedroom and a single bedroom.

Outside, the property has a parking space to the front and a private rear courtyard with artificial lawn and a storage shed, creating an easy-to-maintain space for sitting out.

Crosby Village's restaurants, bars, shops and bus links are close by, while Blundellsands & Crosby station, local schools and Crosby Beach are all within easy reach. Liverpool city centre is also within commuting distance. Practical storage is found throughout the home, including cupboards beneath the ground-floor stairs, above the stairs in the office and beneath the first-floor stairs, plus loft storage.



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Hall

Lounge/Kitchen/Dining

27'2" x 13'1" (8.30 x 4.0)

Utility/Laundry

10'9" x 3'9" (3.30 x 1.15)

Bedroom 1

17'8" x 12'9" (5.40 x 3.90)

SUPER KING bedroom with exposed brick and storage, currently used as a home office/sitting room

Bedroom 2

10'9" x 10'2" (3.30 x 3.10)

DOUBLE

Bathroom

9'6" x 6'10" (2.90 x 2.10)

Bedroom 3

17'8" x 12'9" (5.40 x 3.90)

SUPER KING main bedroom with exposed brickwork and fitted wardrobes

Bedroom 4

15'1" x 8'2" (4.60 x 2.50)

DOUBLE

Bedroom 5

9'10" x 7'10" (3.0 x 2.40)

SINGLE

Landing

OUTSIDE

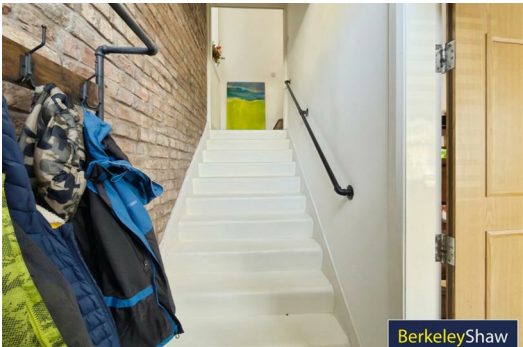
To the front aspect is a block paved driveway for 1 car, side access down alleyway to rear. To the back yard which has artificial lawn, storage shed and is an ideal spot for BBQs in summer, evening drinks and drying clothes.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	57	
(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



TOTAL FLOOR AREA: 1314sq. ft. (122.1 sq. m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of plots, sections, walls and any other parts 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 for any purposes whatsoever. The actual layout and measurements shown here are not binding and no guarantee as to their accuracy or efficiency can be given.
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