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REAL ESTATE

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14 Sherwood Road, Liverpool, L23 7UF

Offers Over £290,000

Dating back to 1906, this THREE BEDROOM period home retains original CHARACTER features and offers an exciting RENOVATION OPPORTUNITY in a sought-after location close to Valewood Primary School and CROSBY VILLAGE. Offered with NO CHAIN, the property benefits from driveway PARKING and a rear GARDEN overlooking allotments, with scope to adapt and extend, subject to the necessary consents.

An entrance vestibule featuring ORIGINAL coloured leaded glass provides a welcoming introduction to the home. Inside, two separate reception rooms offer generous space for living and dining, with an original FIREPLACE adding to the property's period appeal. A long galley kitchen completes the ground floor accommodation and offers an excellent starting point for buyers looking to redesign the layout to suit their needs.

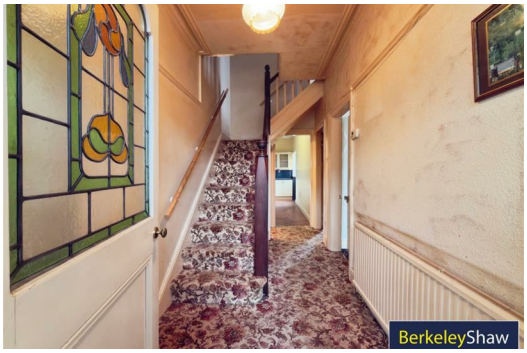
Upstairs, a spacious landing leads to three bedrooms and the bathroom. The particularly large principal bedroom features two windows to the front aspect, offering potential to divide the room into two bedrooms or reconfigure the space to incorporate an en-suite, subject to the necessary approvals. A further double bedroom and a good-sized single provide flexible accommodation for families, guests or home working.

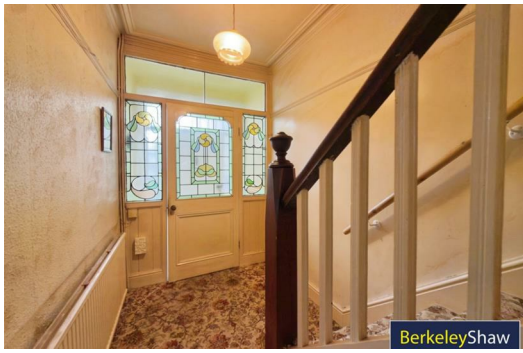
Outside, the front driveway provides off-road parking, while the rear garden enjoys an open outlook across the neighbouring allotments. Handy brick-built stores offer useful additional STORAGE, with POTENTIAL to extend the property, subject to planning permission and any other required consents.

With schools, shops, cafés and amenities close by, this is an excellent opportunity to restore and personalise a character home in an established Crosby location.

NO CHAIN. LEASEHOLD with approximately 879 years remaining, held under the Blundell Estate with a nominal peppercorn ground rent.







Hall

Lounge
15'1" x 12'4" (4.61 x 3.78)

Family Room
14'2" x 12'4" (4.33 x 3.78)

Kitchen
14'8" x 5'10" (4.49 x 1.78)

Bedroom 1
18'3" x 11'9" (5.57 x 3.60)
LARGE DOUBLE

Bedroom 2
10'9" x 10'0" (3.28 x 3.05)
DOUBLE

Bedroom 3
8'2" x 8'1" (2.51 x 2.47)
SINGLE

Bathroom
7'9" x 5'6" (2.37 x 1.69)



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 error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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