BerkeleyShaw
REAL ESTATE

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76 Alexandra Road, Liverpool, L23 7TG

£350,000

FREEHOLD Occupying a substantial plot close to Crosby Village, this FOUR BEDROOM semi-detached home presents a rare renovation opportunity with potential PLOT for separate dwelling, generous gardens, PARKING and considerable scope to create a superb family home.

The existing accommodation includes a front lounge with a large bay window, alongside a kitchen/diner with breakfast bar, adjoining utility/laundry room and access to the gardens. A separate family room sits directly beside the kitchen, offering the potential to combine these spaces into a spacious, modern kitchen/living/dining room, subject to any necessary consents.

Upstairs are two double bedrooms, two good-sized single bedrooms and a family bathroom with a corner shower.

The large rear garden extends to a paved driveway providing parking for three vehicles, accessed via Vermont Road. The size and arrangement of the plot also offer scope to explore further development, including a potential building plot, subject to planning permission and the necessary approvals. To the front, a walled garden provides further potential to create additional driveway parking, subject to the relevant consents.

Offering space, flexibility and an excellent location close to the shops and amenities of Crosby Village, this is an exciting opportunity for buyers looking to renovate and create their forever home.







Hall

Lounge
13'0" x 10'10" (3.97 x 3.32)

Kitchen/Diner
16'5" x 7'6" (5.02 x 2.31)

Family Room
14'1" x 13'3" (4.31 x 4.05)

Utility/Laundry
8'7" x 6'5" (2.62 x 1.98)

Landing

Bedroom 1
13'0" x 10'10" (3.97 x 3.32)

Bedroom 2
12'5" x 11'0" (3.80 x 3.37)

Bedroom 3
9'1" x 7'4" (2.78 x 2.26)

Bedroom 4
9'1" x 7'7" (2.78 x 2.32)

Bathroom
7'3" x 4'9" (2.23 x 1.45)

Garage/Store

Potential Plot or Parking
There is space for 3 cars to park and is accessed via a gate at the bottom of the garden or vehicle access from Vermont Road



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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