



Riverslea Road, Crosby,  
L23 6SY

**Offers Over £250,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT

## Stylish Family Home with Sea Views in a Quiet Cul-de-Sac Setting

Tucked away at the end of a peaceful CUL-DE-SAC, this beautifully presented THREE-BEDROOM SEMI-DETACHED HOME offers spacious and stylish living, just moments from the beach. With two front-facing bedrooms enjoying FAR-REACHING VIEWS TOWARD THE COASTLINE, you'll be treated to stunning sunsets from the comfort of your own home.

Inside, the property has been thoughtfully arranged to suit modern family life. The entrance PORCH opens into a welcoming HALLWAY, leading to a bright LOUNGE at the front, and a spacious DINING ROOM to the rear with patio doors opening to the garden—ideal for entertaining or enjoying sunny afternoons. The contemporary KITCHEN features ample cabinetry, integrated cooking appliances, and a sociable OPEN PLAN LAYOUT with views across the patio.

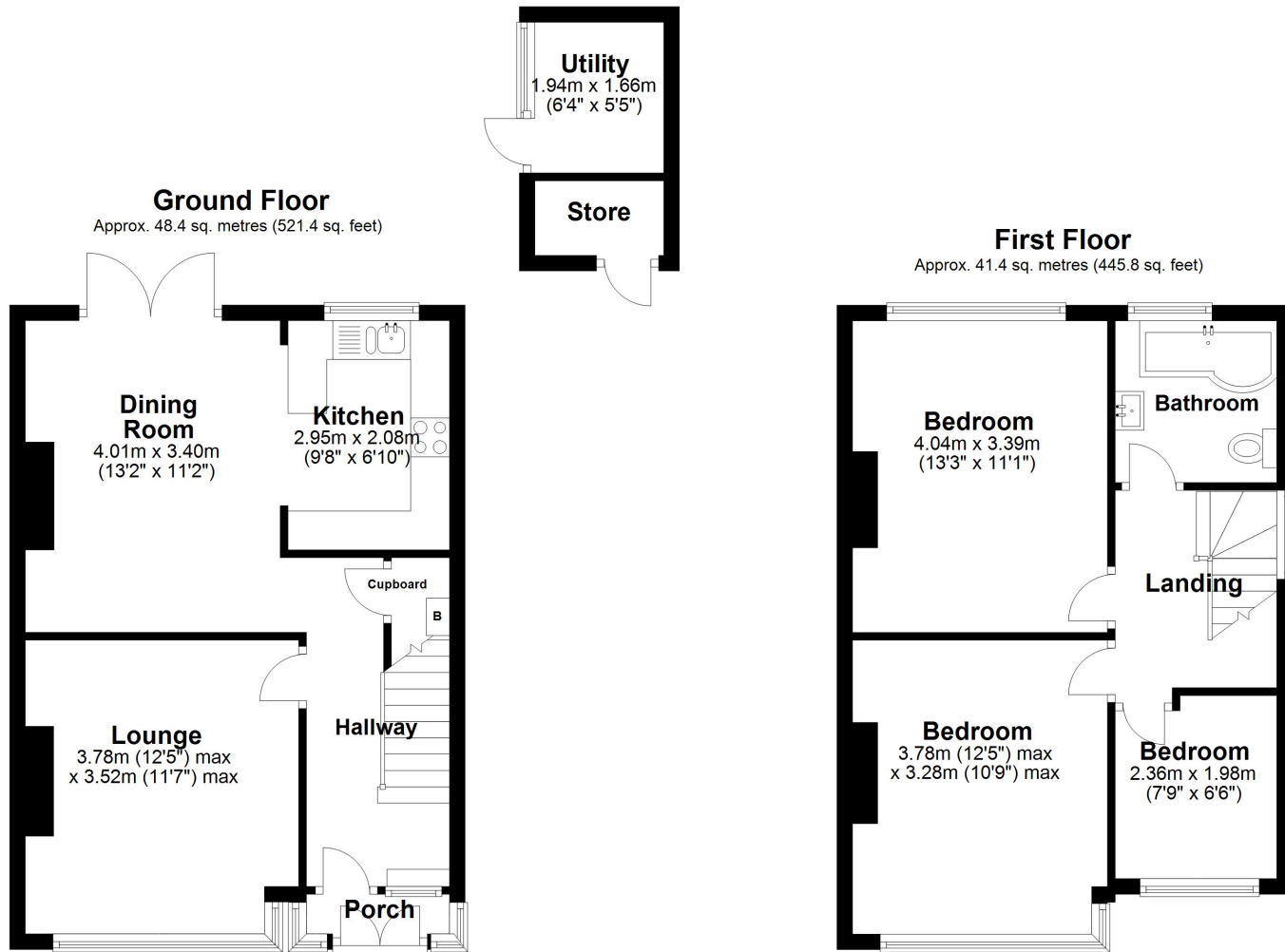
Upstairs, there are three well-proportioned bedrooms and a smartly finished FAMILY BATHROOM with both bath and shower fittings.

Outside, the low-maintenance REAR GARDEN provides a private space for relaxing or hosting, complete with a seating area and access to a useful utility room and store.

Set within walking distance of the promenade and local amenities, this home combines lifestyle and location in equal measure. Whether you're watching the sun go down or enjoying a stroll along the seafront, this is coastal living at its most convenient.







Total area: approx. 89.9 sq. metres (967.2 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		85
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			

EU Directive 2002/91/EC

