Derwent Road, Crosby, L23 0SX

Offers Over £240,000

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STEPHANIE MACNAB
ESTATE AGENT

This well-proportioned semi-detached home has been a much-loved FAMILY HOME FOR NEARLY 50 YEARS, a rare indicator of both the house and its setting. Located within an established residential area, the property offers a comfortable, familiar layout that has stood the test of time, with clear scope for a new owner to modernise or rework to suit their own tastes and requirements.

The floor plan shows a traditional and practical ground floor arrangement. A welcoming ENTRANCE HALL leads through to a generous LOUNGE, centred around a GAS FIRE which creates a warm and inviting focal point. To the rear of the house sits the DINING KITCHEN, a sociable everyday space with room for a family table and FRENCH DOORS opening directly into the rear garden, allowing natural light to flood in and providing easy access for outdoor dining and entertaining.

Upstairs, the first floor provides THREE BEDROOMS alongside a FAMILY BATHROOM. The bedrooms are well laid out, offering flexibility for family living, guest accommodation or home working, and the bathroom serves all rooms from the central landing. The layout is straightforward and balanced, making future alterations or upgrades easy to visualise.

Externally, the REAR GARDEN offers a good-sized, enclosed space with plenty of potential for landscaping or extension, subject to the usual consents. One of the home's standout lifestyle benefits is its proximity to RIMROSE PARK, which is literally a STONE'S THROW AWAY, making it ideal for dog owners, walkers and families seeking open green space close to home. Overall, this is a solid, well-cared-for property offering longevity, location and opportunity in equal measure.
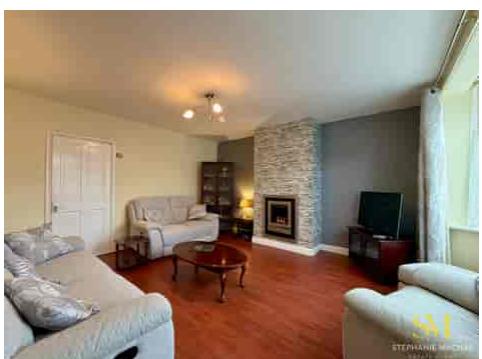
Ground Floor

Approx. 41.4 sq. metres (446.0 sq. feet)
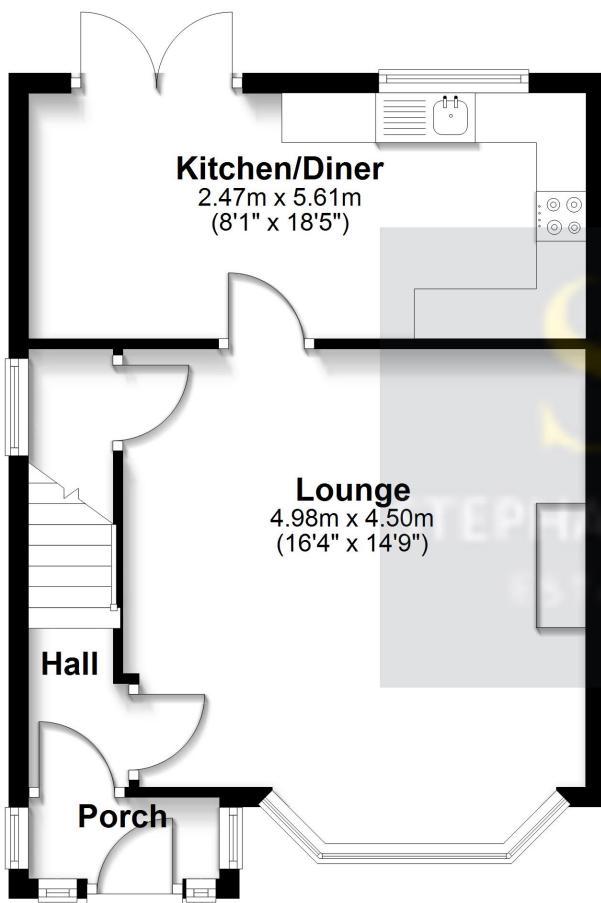
First Floor

Approx. 40.3 sq. metres (433.3 sq. feet)

Kitchen/Diner
2.47m x 5.61m
(8'1" x 18'5")

Shower Room
1.84m x 1.92m
(6' x 6'4")

Bedroom 2
3.34m x 3.59m
(10'11" x 11'9")

Landing

Lounge
4.98m x 4.50m
(16'4" x 14'9")

Bedroom 1
4.21m (13'10") max
x 3.51m (11'6")

Hall

Bedroom 3
2.60m x 2.06m
(8'6" x 6'9")

Porch
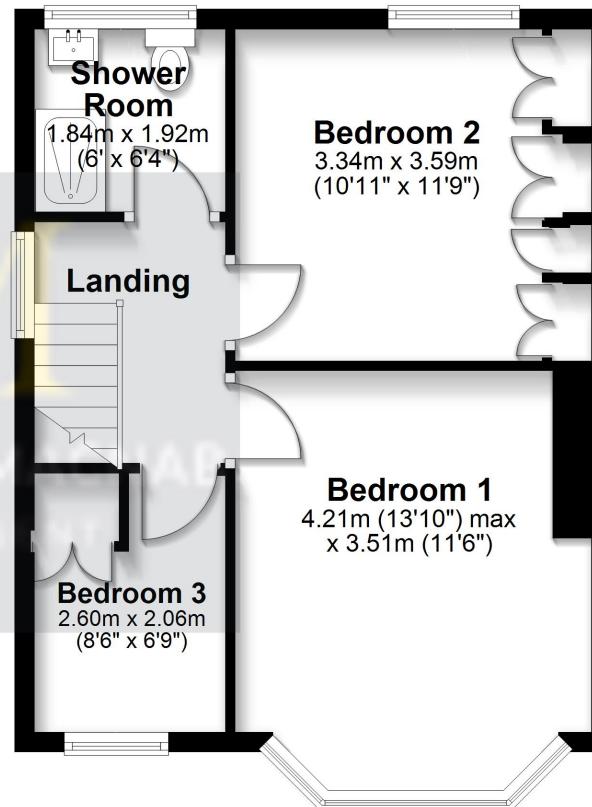
Total area: approx. 81.7 sq. metres (879.2 sq. feet)

This floorplan is for illustrative purposes only and is not to scale.
Plan produced using PlanUp.