



Rosemoor Drive,  
Crosby, L23 9XG

Offers Over £300,000

**SM**

STEPHANIE MACNAB  
ESTATE AGENT

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IT HAS THAT KITCHEN - the current vendors have created that much sought after OPEN PLAN KITCHEN, DINING AND SITTING area with BI-FOLDING doors onto the delightful garden.

The property is pristine and the presentation is superb on this FOUR BEDROOM 1930's semi-detached which covers approx 1,600 sq ft internally. The accommodation comprises - Entrance hall with WC, formal lounge, sitting room, opening into the much-coveted open plan kitchen living space with a utility room. Upstairs, there are three bedrooms and a bathroom. The master bedroom and en-suite and situated on the floor above.

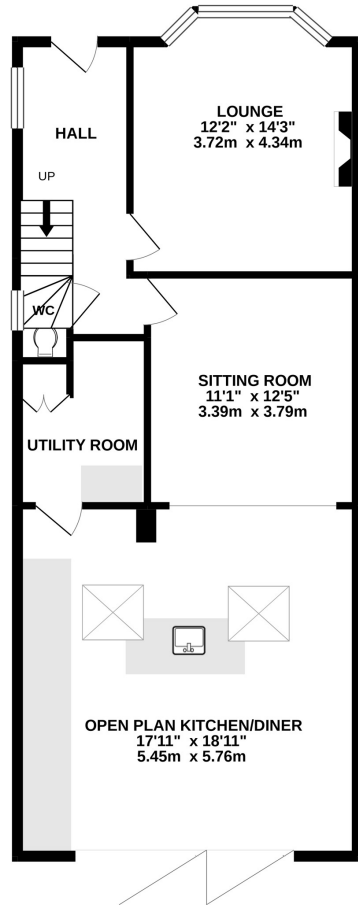
Outside, there is OFF-ROAD parking to the front, large rear garden for the family to enjoy entertaining and children playing. There is also a garage store.

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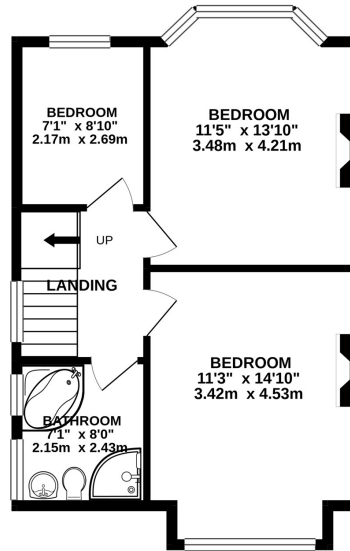




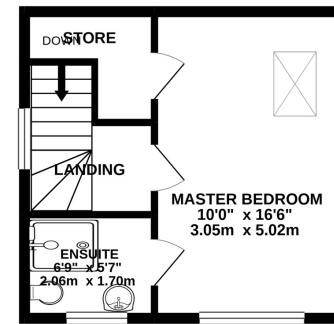
GROUND FLOOR  
808 sq.ft. (75.1 sq.m.) approx.



1ST FLOOR  
480 sq.ft. (44.5 sq.m.) approx.



2ND FLOOR  
282 sq.ft. (26.2 sq.m.) approx.



TOTAL FLOOR AREA : 1569 sq.ft. (145.8 sq.m.) approx.

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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