



Curlett Jones Estates

Your Local Property People

Brownmoor Lane,
Liverpool,
Merseyside.
L23 9SE

210,000



- 3-Bedroom House
- Semi-Detached
- Located in Crosby, a Short Distance Away From All Local Amenities and Transport Links
- Superb Layout
- Outhouse to Rear
- Spacious Garden
- Driveway to Front
- Gas Central Heating
- Double-Glazed Throughout

Ref: PRB10060

Viewing Instructions: Strictly By Appointment Only



Curlett Jones Estates, 18 Crosby Road North, Waterloo, Liverpool, L22 4QF
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General Description

Introducing a charming three-bedroom semi-detached home nestled in the picturesque coastal town of Crosby, perfectly positioned near the tranquil marina. This delightful property boasts an array of features that make it an ideal family home for those seeking both comfort and convenience.

Accommodation

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:65

Tenure

We are informed that the tenure is Not Specified

Council Tax

Band Not Specified



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us

from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.