



3 Burbo Crescent, Liverpool, Merseyside L23 6TX

Asking Price £289,950

Would you like to live in an area with Top Ranked Schools, Close to the Seaside and within walking Distance of Blundellsands Station?
BERKELEY SHAW are pleased to present this 3 BED DETACHED property in BLUNDELLSANDS which is essential viewing.

This well proportioned accommodation, which benefits from central heating, comprises of hallway, Thru-Lounge/Dining Room, Sun Room, kitchen/diner (or Morning Room), to the ground floor. To the first floor there are 3 bedrooms, a family bathroom and WC.

The rear garden is laid to lawn with a small pond and pedestrian access to Mariners Road. There is also parking and a driveway access to the garage.

Following a scheme of refurbishment, this property is well suited to a family.

Please call us now to arrange your early viewing.



porch
7'2" x 3'7" (2.2 x 1.1)
Glazed front door, tiled floor

Hall
15'1" x 7'10" (4.6 x 2.4)
Fitted cupboard, radiator, stairs to first floor

W/C
Frosted window, low level W/C, pedestal wash basin

Through Lounge/Dining room
30'6" x 11'1" (9.3 x 3.4)
Feature lead light front window with transoms, gas fire, radiator x 2, glazed door to sun room

Sun Room
15'5" x 12'5" (4.7 x 3.8)
Glazed windows, tiled floor, glazed door to garden

Morning Room
13'1" x 7'10" (4.0 x 2.4)
Radiator, French doors to garden,

Kitchen
9'2" x 6'6" (2.8 x 2.0)
Glazed window to rear, Range of high and low level units, stainless steel sink with drainer, space for cooker, plumbing for washing machine, radiator

Landing
Frosted window to side, loft access

Bedroom 1
15'1" x 11'1" (4.6 x 3.4)
Lead light window to front, fitted dressing table with cupboards below, fitted wardrobes, radiator

Bedroom 2
14'1" x 11'1" (4.3 x 3.4)
Glazed window to rear, fitted dressing table with overhead cupboards, fitted wardrobes, radiator

Bedroom 3
13'9" x 7'10" (4.2 x 2.4)
Lead light window to front, fitted wardrobes x 2, wall mounted Baxi boiler

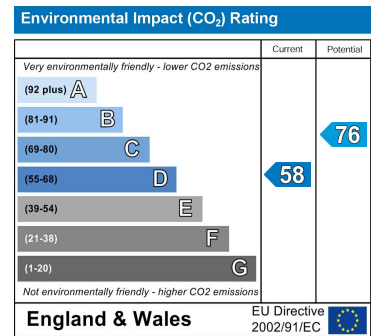
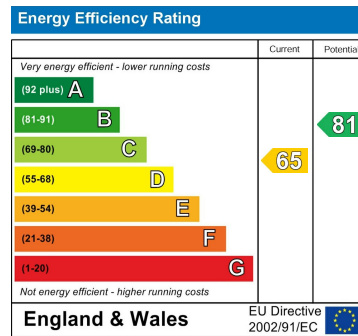
Bathroom
7'6" x 6'10" (2.3 x 2.1)
Frosted window to rear, panelled bath with shower over, pedestal wash basin, cylinder housed in fitted cupboard, fully tiled walls

W/C
Frosted window to side, low level W/C, fully tiles walls

Garage
Approached via wooden doors

Rear Garden
Laid to lawn, patio area, established borders stocked with shrubs, bushes and trees, small pond, gate allowing access to Mariners Road

Front Garden
Laid to lawn, established borders with well stocked shrubs and bushes, block paved driveway



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