



## 21 Brenda Crescent, Liverpool, Merseyside L23 4TY

£325,000

Are you searching for an ideal family home with immense potential?

This spacious three-bedroom semi-detached home is brought to the sales market by Berkeley Shaw Real Estate. This is ideal for a variety of buyers, whether you are a commuter needing easy access to the M57 and M58 motorway networks or a family looking to take advantage of the excellent local schooling.

Set out across two floors, the accommodation comprises; spacious entrance hall, Wc, through living/dining room perfect for entertaining guests or relaxing as a family and a good-sized kitchen with ample storage and space for casual dining.

Ascending to the first floor, the landing gives access to three generously sized bedrooms, a three-piece bathroom and a separate Wc.

Externally, the property boasts off street parking, front & rear gardens and a detached garage.

Further benefits include no onward chain, gas central heating and majority double glazed.

Viewing is essential!



## Entrance Hall

3 x single glazed lead lined and stained glass windows, laminate floor, radiator, stairs to first floor, under stair storage cupboard

## Wc

Wc, basin, tiled walls

## Through diner/living room

31'10" x 11'6" (9.72 x 3.51 )

Double glazed windows to bay, 2 x radiator, gas fire & double glazed door to garden.

## Kitchen

13'10" x 14'1" (4.22 x 4.30)

3 x double glazed windows, velux window, range of wall & base units, rolled edge work tops, composite sink with stainless steel mixer taps, tiled splash back, extractor fan, double glazed door to garden & combi boiler.

## Landing

Loft access

## Bed 1

16'2" x 10'11" (4.95 x 3.33)

Double glazed windows to bay, lead lined circular window, fitted wardrobes and dresser unit & radiator.

## Bed 2

11'9" x 11'5" (3.60 x 3.48)

Double glazed window & radiator.

## Bed 3

11'2" x 9'0" (3.41 x 2.75)

Double glazed window & radiator.

## Bathroom

11'5" x 5'6" (3.50 x 1.70)

Bath, basin, walk in shower unit, radiator, 2 x double glazed windows, tiled walls & storage cupboard.

## Wc

Double glazed window, Wc, tiled walls

## Garage

22'7" x 7'5" (6.89 x 2.27)

Double side hinged garage doors, electric & water.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for general guidance only and should be used as such for any prospective purchaser. The seller, agent and any other person involved in the transaction make no guarantee as to their accuracy or efficiency can be given. Made with Metaplan 12/22



Berkeley Shaw Estate Agents Limited.  
Company No. 0784754

Berkeley Shaw Real Estate Limited.  
Company No. 05206927

