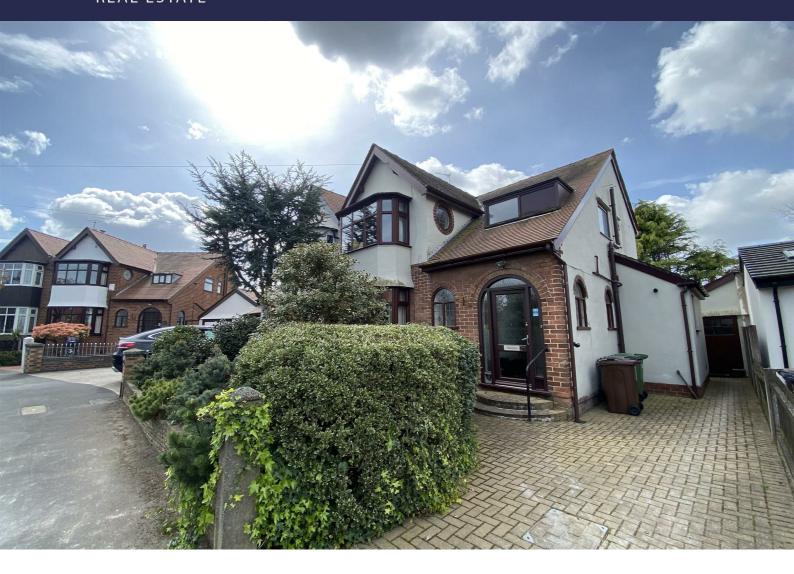
# BerkeleyShaw REAL ESTATE



# 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

#### W c

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.

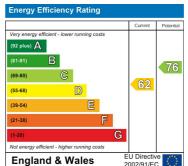
## W c

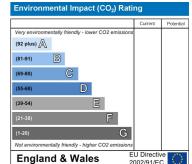
Double glazed window, Wc, tiled walls

#### Garage

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

Double side hinged garage doors, electric & water.





ROUND FLOOR

1ST FLOOR





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, rooms and any other items are apprecimate and on responsibility is ableen for any ensurement 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 applicances shown have not been tested and no guarante and the properties of the properties of efficiency; can be given.









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