



## 20 Spinney Crescent, Liverpool, L23 8TZ

### Offers Over £625,000

Welcome to Spinney Crescent, Blundellsands - a charming detached bungalow with great potential!

Situated just a stone's throw away from the picturesque Crosby Beach, this home offers not just a place to live, but a lifestyle by the sea. Imagine leisurely walks along the shore or enjoying picnics with loved ones against the backdrop of stunning sunsets. Hall Road Train Station is just a short walk away from the property adding to the convenience of the location.

This lovely property boasts an inviting entrance hall, through living/dining room, fitted kitchen with Aga, study/casual bedroom, family room with bar area, four-piece bathroom & three bedrooms.

The property's fantastic plot presents an exciting opportunity for further development, should you wish to explore conversion options (subject to necessary planning permissions). With a double garage included, there's plenty of space for parking or storage, catering to your practical needs.

What's more, this bungalow comes with no onward chain, making the purchasing process smoother and more straightforward for you. Don't miss out on the chance to own a piece of this sought-after location in Blundellsands.

If you're looking for a home that combines comfort, potential, and a prime location, this detached bungalow on Spinney Crescent could be the perfect match for you. Book a viewing today and start envisioning the possibilities that this property holds for you!



## Vestibule

Vinyl flooring, double glazed UPVC door to front elevation of the property & consumer unit.

## Hallway

Solid wood flooring, wall lights & a radiator.

## Living room/dining area

Solid wood flooring, gas fireplace, wall lights & UPVC double glazed windows to the front elevation.

## Family room/bar area

Solid wood flooring, downlights, wall lights double glazed windows to side elevation, double glazed patio doors to rear elevation, radiator & bar area.

## WC

Corner hand basin, WC, double glazed window to side elevation & solid wood flooring.

## Study/Casual bedroom

Double glazed window, wall light & radiator.

## Kitchen

Tiled flooring, part tiled walls, UPVC double glazed window to the side elevation, range of wall & base units, integrated appliances including dishwasher, oven, grill, microwave extractor fan, a free standing AGA range, induction hob and an inset sink.

## Utility room

Double glazed window, range of wall & base units, UPVC door & space for white goods.

## Bedroom 1

Double glazed window & radiator.

## Bedroom 2

Double glazed window & radiator.

## Bedroom 3

Double glazed window & radiator.

## Bathroom

Double glazed UPVC window, corner shower, bath, WC, hand basin & loft access.

## Externally

Generous block paved front garden providing parking for several vehicles, with side access to the garage and mature borders. Generous rear garden with two patio areas, private outlook to the rear playing fields, mature borders & laid to lawn. Double garage with electric up & over door.

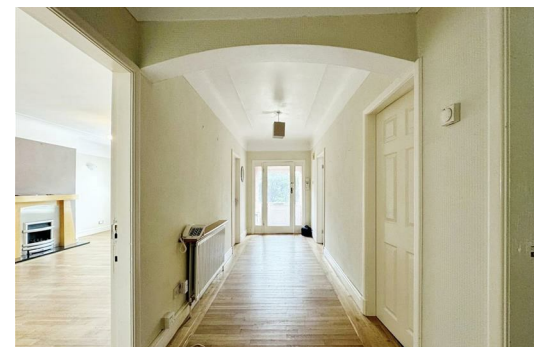
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		68
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

GROUND FLOOR  
1759 sq.ft. (163.4 sq.m.) approx.



TOTAL FLOOR AREA: 1759 sq.ft. (163.4 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.  
Made with Measure 32024



Berkeley Shaw Estate Agents Limited.  
Company No. 0784754

Berkeley Shaw Real Estate Limited.  
Company No. 05206927

