



- \* Three Bedroom Town House
- \* River Views
- \* Well Presented Throughout
- \* Off Road Parking
- \* Rear Garden





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	59
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	63
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Three bedroom family home, with river views. Situated by burro bank crosby beach this stunning home is finished to a high standard throughout with modern finishes and beech floors. The property also benefits from a allocated parking space. Double glazed throughout and an electric water system.

Accommodation briefly comprises of:

Ground floor:

(Beech wood floors throughout ground floor)

Entrance hall - 17'7 x 5'5

Kitchen / diner - wall & base unit - intergrated wachine machine - dish washer - 7'9 x 12'7

Lounge - 17'5 x 12'2

Conservatory - 12'8 x 11'3

W/C

First floor:

(Carpet throughout)

Bedroom one - master - river views - 14'0 x 10'2 - en-suite - shower conservatory - wash & basin - 9'0 x 2'9

Bedroom two - 12'2 x 9'0

Bedroom three - 10'5 x 11'6

Bathroom - 7'2 X 5'6

Exterior:

Front garden, rear garden and parking space

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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