

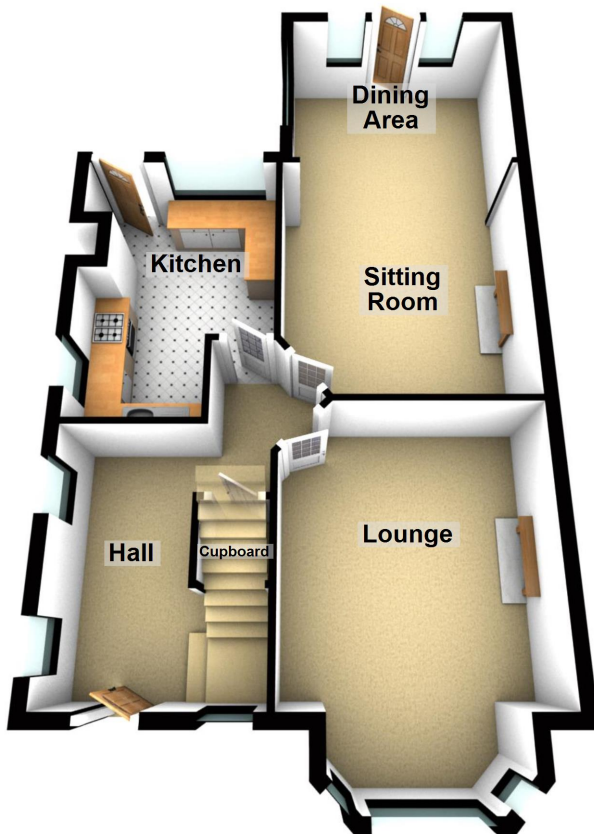


- \* THREE BEDROOMS
- \* DETACHED GARAGE
- \* FRONT & REAR GARDENS
- \* TWO RECEPTION ROOMS
- \* DOUBLE GLAZED
- \* GAS CENTRALLY HEATED

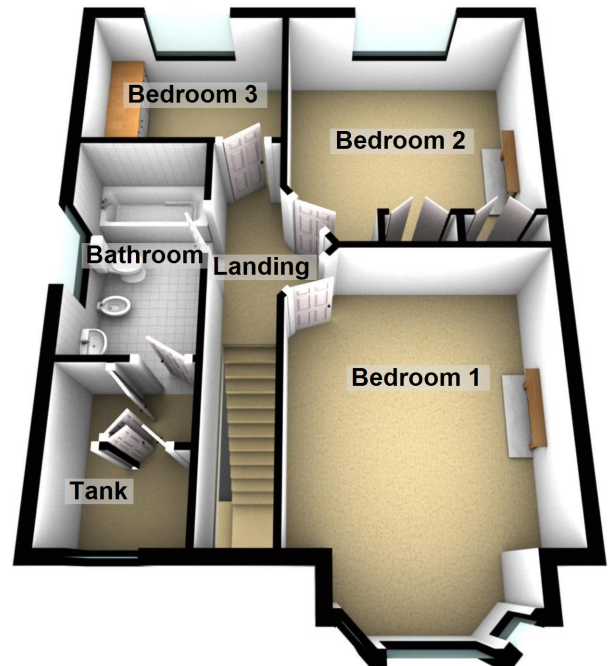




### Ground Floor



### First Floor



### Brenda Crescent, Liverpool

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.



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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	59	83
England, Scotland & Wales EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	50	79
England, Scotland & Wales EU Directive 2002/91/EC		

Three bedroom semi detached property situated in the heart of Crosby with excellent public transport links to M57 and M58, local amenities and both primary & secondary school networks.

In need of modernisation throughout this property benefits from multiple vehicle off road parking with driveway & garage.

Property briefly comprises of;

#### Ground Floor

Entrance Hall 6.6 x 10.8  
 Lounge 11.8 x 22.5  
 Rear Reception Room 11.8 x 15.5  
 Kitchen 9.4 x 13.2

#### First Floor

Bedroom One 11.3 x 16.5  
 Bedroom Two 10.5 x 12.5  
 Bedroom Three 7.7 x 9.3  
 Bathroom 5.9 x 7.8 (excluding storage area)

Exterior  
 Detached Garage  
 Front Garden  
 Driveway  
 Rear Garden

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