



**23 Merton Crescent, Liverpool, L36 4LD**

**Offers around £275,000**

Alpha-move are delighted to offer this fantastic three bedroom extended semi on Merton Crescent L36, close to schools, local amenities and major transport links. The layout consists of a hallway, under stairs wc, front sitting room and open plan rear kitchen/diner on the ground floor, with two double bedrooms, family bathroom and smaller bedroom on the upper floor. Externally, there is driveway parking at the front for two cars, with a landscaped low maintenance garden and patio to the rear also. This property has been modernised throughout and is in turnkey condition and would be a perfect home for first time buyers and young families. Early viewing is essential to avoid disappointment. Offered with no chain.



## 23 Merton Crescent, Liverpool, L36 4LD

### Hallway

14'9" x 5'5" (4.52 x 1.66)

Composite door to front aspect, radiator, meter cupboard.

### Reception Room One

13'1" x 11'3" (3.99 x 3.43)

UPVC window to front aspect, radiator.

### WC

5'2" x 2'7" (1.59 x 0.81)

UPVC window to side aspect, wc and sink.

### Kitchen / Diner

20'8" x 14'6" (6.31 x 4.44)

UPVC window and bifold doors to rear aspect, two radiators, wall and base units, oven, hob and extractor, fridge and freezer, dishwasher and washing machine.

### Bedroom One

15'0" x 9'9" (4.59 x 2.99)

UPVC window to front aspect, radiator.

### Bedroom Two

10'10" x 10'9" (3.31 x 3.28)

UPVC window to rear aspect, radiator.

### Bedroom Three

6'7" x 7'8" (2.03 x 2.36)

UPVC window to rear aspect, radiator.

### Bathroom

6'2" x 6'0" (1.89 x 1.85)

Bath and shower, wc and sink.

