

FREEHOLD



House - Semi-Detached

# 77 JEFFEREYS CRESCENT, HUYTON, LIVERPOOL, L36 4JS

Fixed Asking Price

## £230,000

### FEATURES

- Newly refurbished traditional three bedroom semi detached property
- Situated in a popular location and close to all local amenities
- New flooring throughout, new kitchen and bathroom
- Entrance hall, lounge and kitchen with built in appliances and french doors
- New fitted bathroom with a three piece suite
- Three good sized bedrooms
- Newly turfed rear garden and driveway for off road parking
- We recommend an early viewing of this lovely property
- Offered with No Onward Chain



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ESTATE AND LETTING AGENTS LTD

# 3 Bedroom House - Semi-Detached located in Liverpool

## Entrance Hall

Newly carpeted. Stairs to the first floor accommodation. Understairs storage cupboard. Cupboard housing utility meters. Central heating radiator.

## Lounge

12'9 x 10'9

UPVC double glazed bay window to the front aspect. New quality carpet. Central heating radiator. Ceiling moldings. Inset ceiling spotlights.

## Kitchen/Family Room

20'11 x 15'6

UPVC double glazed french doors to the rear garden and UPVC double glazed window. Quality vinyl flooring. Fitted with a range of wall and base units comprising of cupboards, drawers and contrasting work surfaces and incorporating a single bowl sink unit with kitchen tap spray attachment. Integral appliances are all new and include an electric hob, electric oven and black extractor canopy. Plumbed for an automatic washing machine. Central heating radiator. Inset ceiling spotlights and two velux windows.

## Landing

UPVC double glazed window to the side aspect. New quality carpet. Doors to all rooms. Picture rail. Inset ceiling spotlights.

## Bedroom One

13'2 x 9'8

UPVC double glazed bay window to the front aspect. New quality carpet. Central heating radiator. Picture rail. Inset ceiling spotlights.

## Bedroom Two

10'8 x 10'6

UPVC double glazed window to the rear aspect. New quality carpet. Central heating radiator. Picture rail. Inset ceiling spotlights.

## Bedroom Three

7'5 x 6'8

UPVC double glazed window to the front aspect. New quality carpet. Central heating radiator. Picture rail.

## Bathroom

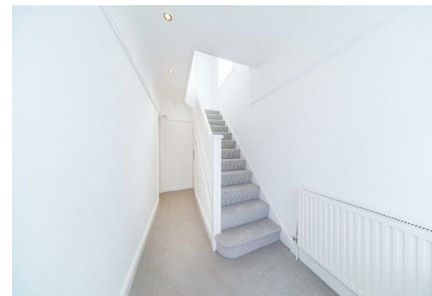
UPVC double glazed window to the side aspect. Quality vinyl flooring. Fitted with a three piece suite comprising of a panelled bath with shower attachment and glass shower screen, a pedestal wash hand basin and a low level wc. Part tiled walls. Column radiator. Inset ceiling spotlights.

## External

The rear of the property has a newly turfed garden with a paved patio area and mature trees. Water supply.

The front has a driveway for off road parking for several vehicles.







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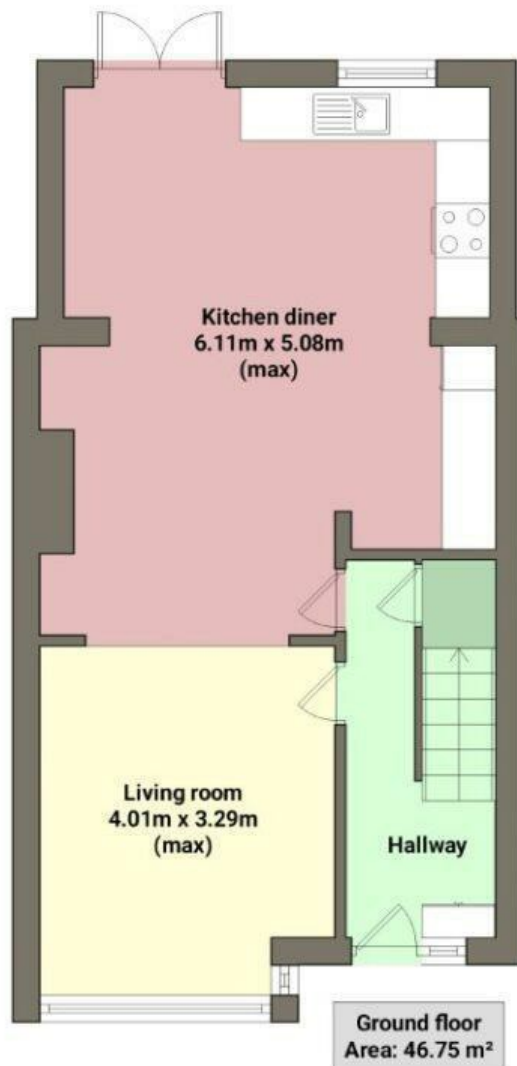
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Council Tax Band

**B**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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