

FREEHOLD



House - Detached

**8 RIVERSIDE MEWS  
SPRINGFIELD  
CRESCENT,  
LIVERPOOL, L36 8FP**

Offers Over

**£240,000**

**FEATURES**

- Three bedroom detached property
- Situated on a modern development in a cul de sac location
- Entrance hall, downstairs cloaks with two piece suite
- Lounge and dining kitchen with appliances and french doors
- En suite shower room to the main bedroom
- Family bathroom with a four piece suite
- Large rear garden with an artificial lawn
- Off road parking at the front
- Offered with No Onward Chain
- An early viewing is advised



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**BROOKS**  
ESTATE AND LETTING AGENTS LTD

# 3 Bedroom House - Detached located in Liverpool

## Entrance Hall

UPVC part glazed front door. Grey laminate wood effect flooring, Central heating radiator with decorative cover. Stairs to the first floor accommodation. Understairs storage cupboard

## Cloaks

UPVC double glazed window to the front aspect. Fitted with a two piece suite comprising of a wash hand basin and a low level wc. Central heating radiator.

## Lounge

14'8 x 11'3

UPVC double glazed bay window to the front aspect. Grey laminate wood effect flooring. Central heating radiator.

## Dining Kitchen

20'2 x 9'3

UPVC double glazed window, part glazed door and french doors leading to the rear garden. Grey laminate wood effect flooring. Central heating radiator. 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 mixer tap. Integral appliances include a gas hob electric oven and extractor hood. Tiled splashbacks.

## Landing

UPVC double glazed window to the side aspect. Doors to all rooms. Built in airing cupboard.

## Bedroom One

12'1 x 8'4

UPVC double glazed window to the rear aspect. Central heating radiator.

## En Suite

UPVC double glazed window to the rear aspect. Fitted with a step in shower, a pedestal wash hand basin and a low level wc. Tiled splashbacks. Xpelair fan

## Bedroom Two

11'7 x 9'0

UPVC double glazed window to the front aspect. Central heating radiator

## Bedroom Three

9'2 x 8'4

UPVC double glazed window to the front aspect. Central heating radiator

## Bathroom

UPVC double glazed window to the rear aspect. Fitted with a four piece suite comprising of a step in shower, a pedestal wash hand basin and a low level wc. Tiled splashbacks. Central heating radiator. Xpelair fan.

## External

At the rear of the property is a paved patio area with a large artificial lawned garden. Water supply. Gate to the front. Security light

At the front is off road parking

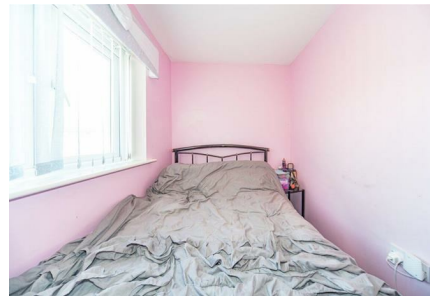
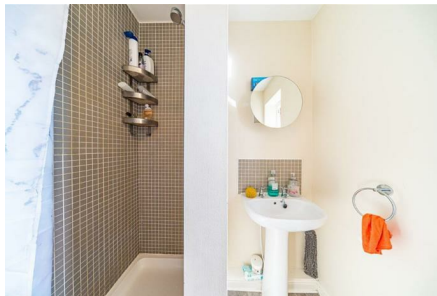






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Call us on

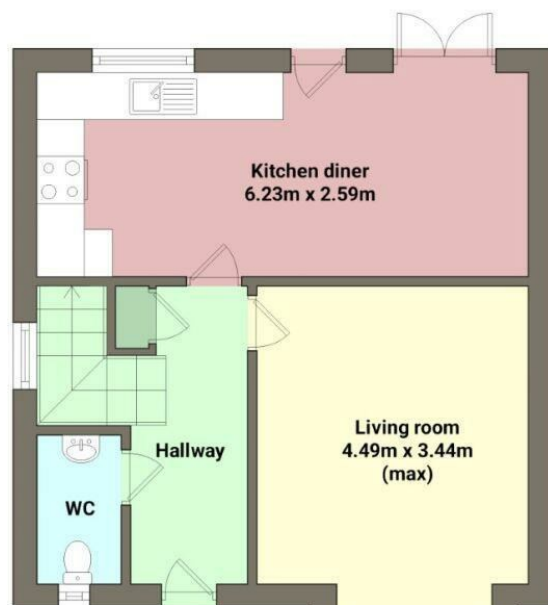
**0151 329 3313**

[prescot@brooksestateandlettings.co.uk](mailto:prescot@brooksestateandlettings.co.uk)

[www.brooksestateandlettings.co.uk](http://www.brooksestateandlettings.co.uk)

Council Tax Band

**C**



Ground floor  
Area: 39.73 m²



First floor  
Area: 38.17 m²

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (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                     |         |           |

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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