



## 20 Spinney Crescent

, Liverpool, L23 8TZ

Offers in the region of £675,000





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## Vestibule

4'08 x 3'01 (1.42m x 0.94m )

Entering the property you will find vinyl flooring and a double glazed UPVC door to front elevation of the property and a consumer unit.

## Entrance Hall

21'08 x 5'11 (6.60m x 1.80m)

Hardwood flooring continues wall lights and a radiator

## Bathroom

9'02 x 11'04 (2.79m x 3.45m )

In the bathroom you will find a double glazed UPVC window , shower, bath WC and a wash hand basin. Lino flooring and partly tiled walls, with access to the loft.

## Lounge

32'05x13'10 (9.88mx4.22m )

The hardwood flooring continues in to the lounge where you will find a gas fireplace, wall lights UPVC and double glazed windows to the front elevation of the property.

## Morning Room

17'10 x 16'03 (5.44m x 4.95m )

Hardwood flooring continues through into the morning room where you will find Downlights, wall lights double glazed windows to side elevation, double glazed patio doors to rear elevation a radiator and a built in bar.

## WC

9'03x3'09 (2.82mx1.14m )

In the second small bathroom you will find a small wash hand basin WC double glazed window to side

elevation, the hardwood flooring continues and the walls are partly panelled.

## Kitchen

14'03 x10'06 (4.34m x3.20m )

Entering the kitchen you will find tiled flooring and partly tiled walls with a UPVC double glazed window to the side elevation. The integrated appliances include dishwasher, oven, grill, microwave extractor fan, a free standing AGA range, induction hob and an inset sink.

## Utility Room

10'07x 6'04 (3.23mx 1.93m )

The tiled flooring continues into the utility with partly tiled walls and space for white goods.

## Dining Room/Study

10'00 x 11'05 (3.05m x 3.48m )

In this room you will find carpet flooring, wall lights a radiator and double glazed window to the front elevation of the property.

## Bedroom One

13'11x 13'10 (4.24mx 4.22m )

In the master bedroom you will find carpeted flooring a radiator, double glazed windows to the rear elevation and a radiator.

## Bedroom Two

13'11 x 12'04 (4.24m x 3.76m )

The second bedroom is complete with carpet flooring, UPVC double glazed windows to front elevation and a radiator.

### **Bedroom Three**

7'04x 13'10 (2.24mx 4.22m )

Entering the first bedroom you will see carpeted flooring, double glazed windows to the side elevation and a radiator.

### **Externally**

#### **Front Garden**

Upon walking up to the property you will find large sandstone patio driveway, a security light and complete with mature shrubs and trees.

#### **Rear Garden**

In the rear garden you will find new sandstone patio flooring, a security light, lawn, outside socket and two separate sheds.

#### **Garage**

15'07x18'04 (4.75mx5.59m)

In the garage you will find a single glazed window to the rear elevation, lights and power and an electric garage door with a strip light.

#### **Side garden**

The driveway follows through to the side of property

in which you will find Indian sandstone flags, mature shrubs, a security light, outside tap and a Belfast sink.



## Road Map



## Hybrid Map



## Terrain Map



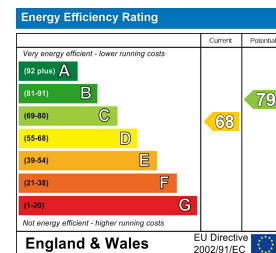
## Floor Plan



## Viewing

Please contact our Michael Moon Office on 0151 924 1000 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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