



## 7 Burbo Crescent

, Liverpool, L23 6TX

**£625,000**



Abode are pleased to present this attractive double fronted detached house with a three bedroom linked extension. This property is situated in a highly sought after Blundellsands location. With a range of amenities in close proximity such as shops, supermarkets, excellent transport links, a number of top quality schools in the area and with Crosby beach just a short walk away, Burbo Crescent has everything to offer the potential buyer.

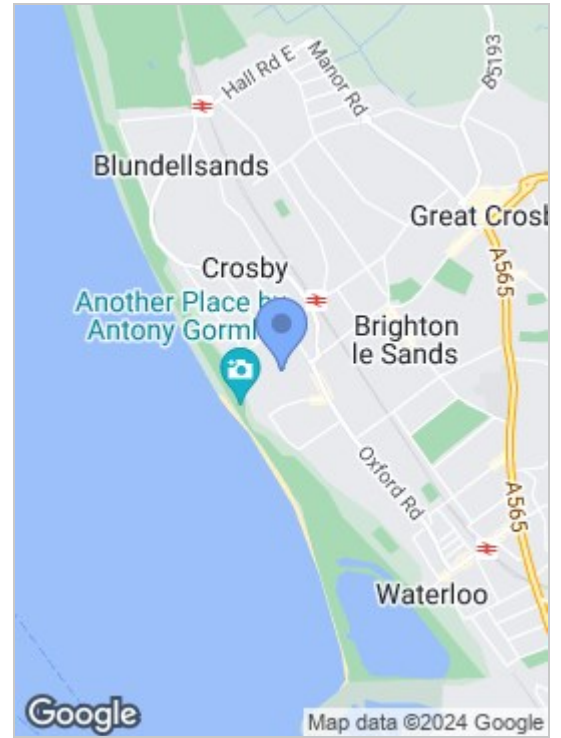
The property itself briefly comprises an entrance hall, two spacious front reception rooms, office room, open plan kitchen/dining room, conservatory and separate living space in extension with three bedrooms, living room, utility room and shower room/WC all to the ground floor. To the first floor there are FIVE bedrooms, en-suite shower room and family bathroom.

Outside is a flagged front garden area providing additional parking space. To the rear there is a lawned garden with borders and sunny aspect. There is also detached garage.

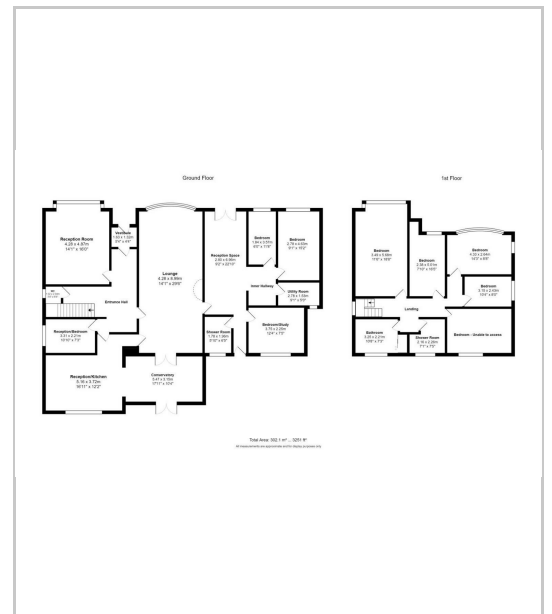
FREEHOLD  
Council Tax - G  
EPC - D



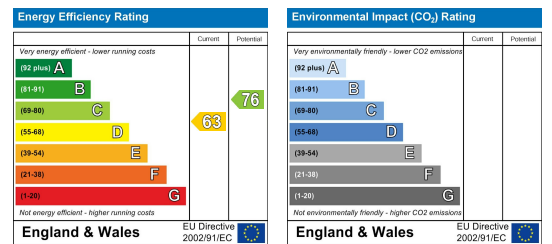
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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