



## 25a Stanton Crescent, Liverpool, Merseyside L32 0UA

Asking price £135,500

J&D are delighted to offer a 4 spacious bedroom house arranged over 2 floors, family bathroom and a spacious reception room leading to a delightful ground floor dining area with stylish french doors, overlooking the rear garden.

On the ground floor there is light and airy entrance hall, large reception room open plan kitchen diner, which includes a range of wall and base units overlooking the rear garden perfect for entertaining.

The house benefits from a driveway offering off road parking etc. It further benefits from an ideal location walking distance from all amenities including the town center, train station and bus station offering excellent transport links. Furthermore there is plenty of storage space.

The house is situated in a quiet street and moments away from the hustle and bustle of Kirkby town center.

£10,500 per annum gives 7.6% yield.



kitchen



garden



front



Dining area



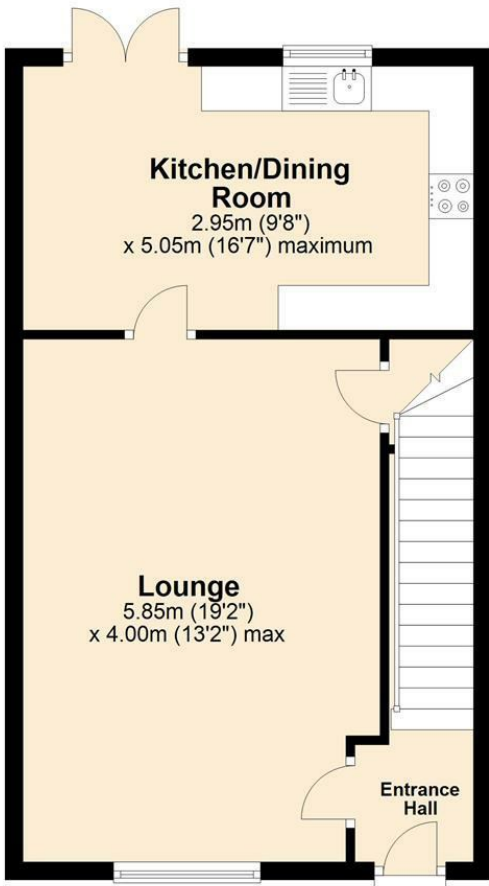
lounge





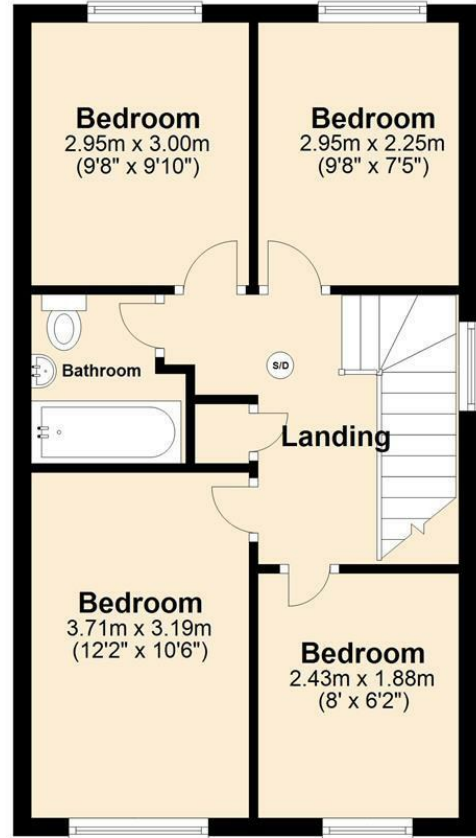
### Ground Floor

Approx. 45.0 sq. metres (484.1 sq. feet)



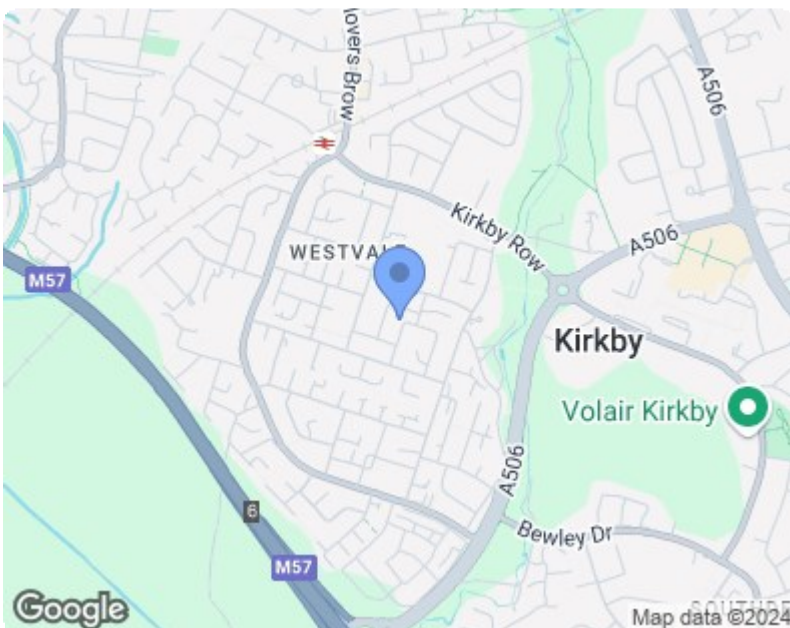
### First Floor

Approx. 42.7 sq. metres (459.5 sq. feet)



**Total area: approx. 87.7 sq. metres (943.6 sq. feet)**

AEA (Aughton energy Assessors) provide this Floor Plan as a guide to the overall dimensions of the property. Dimensions are approximate and do not pertain to be absolutely accurate but are provided as a guide only.  
Plan produced using PlanUp.



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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |         |           |
| (92 plus) <b>A</b>  |                         |         |           |
| (81-91) <b>B</b>  |                         |         |           |
| (69-80) <b>C</b>  |                         |         |           |
| (55-68) <b>D</b>  |                         |         |           |
| (39-54) <b>E</b>  |                         |         |           |
| (21-38) <b>F</b>  |                         |         |           |
| (1-20) <b>G</b>   |                         |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |         |           |