



23 Stanton Crescent, Liverpool, Merseyside L32 0UA

£895

J&D Estate Agents are proud to offer this 4 bedroom town house in west vale Kirkby. The property briefly comprises of; Entrance Hall, spacious lounge, kitchen and dining area. To the first floor there are 2 double bedroom a and 2 smaller bedrooms, again a spacious landing and family bathroom, with shower over bath, basin and ex.

The property is close to transport links, just a stones throw away from M57 and M58 as well as being close to all local amenities Kirkby town center has to offer.

Viewing is recommended to fully appreciate the accommodation on offer.





| 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 | |

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