



# J&D ESTATE AGENTS

SALES | LETTINGS | MANAGEMENT



**103 Crescent Road, Walton, L9 2AW**

**Asking price £189,995**

Welcome to this charming 3-bedroom semi-detached modern build property located on Crescent Road in the sought-after area of Walton.

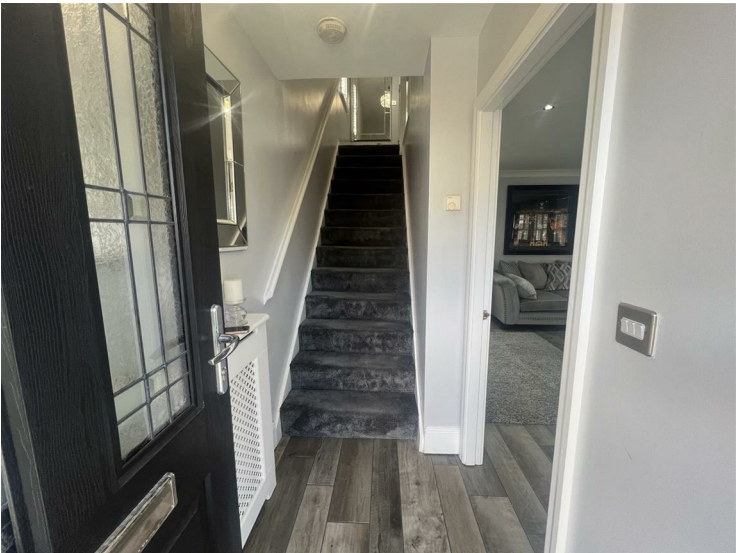
Upon entering, you are greeted by a spacious reception room, perfect for entertaining guests or relaxing with family. The property boasts three well-appointed bedrooms, including a master bedroom with its own ensuite for added convenience and privacy.

One of the highlights of this property is the beautifully landscaped gardens, providing a tranquil outdoor space to enjoy the fresh air and sunshine. Additionally, the off-road parking ensures that you never have to worry about finding a space for your vehicle. Also, access is available to the loft via a ladder.

Built in 2003, this house offers a modern feel with a new fitted kitchen, ideal for whipping up delicious meals for your loved ones. With a total of 926 sq ft of living space, there is plenty of room for everyone to spread out and make this house a home.

Don't miss out on the opportunity to own this lovely property in a desirable location. Contact us today to arrange a viewing and take the first step towards making this house your new home.

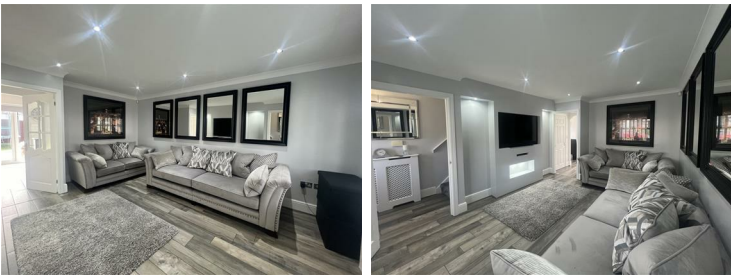
Entrance Hall



Dining Area



Lounge



Garden



Kitchen



Patio



Bedroom 1



Bedroom 3



Ensuite



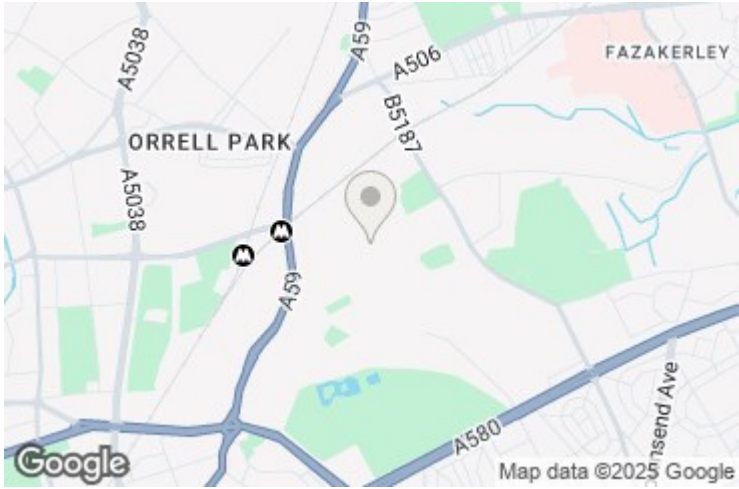
Bathroom

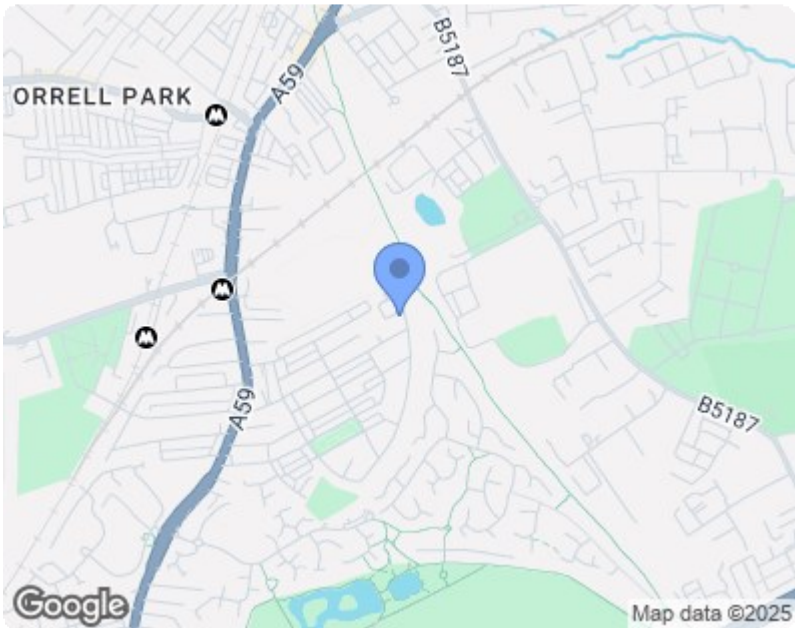


Bedroom 2



Downstairs toilet





| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 84        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 68                      |           |
| (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 <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (81 plus) A                                                     |                         |           |
| (69-80) B                                                       |                         |           |
| (55-68) C                                                       |                         |           |
| (39-54) D                                                       |                         |           |
| (21-38) E                                                       |                         |           |
| (1-20) F                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |