



45 Merton Crescent, Liverpool, L36 4LD

Offers around £230,000

Alpha-move are delighted to offer this fantastic three bed extended semi in a sought after location on Merton Crescent L36, close to schools, major transport networks and local amenities. The property is situated on a good sized plot and the layout consists of a porch, hallway, front sitting room, rear dining room and galley kitchen on the ground floor, with two double bedrooms (fitted wardrobes to main), family shower room and smaller bedroom on the upper floor. Externally, there is a landscaped frontage for off street parking and a low maintenance landscaped rear garden with synthetic grass at the rear. This property has potential to be extended at the rear and side (subject to appropriate consents) and is in turn key condition, making it ideal choice for first time buyers, young and growing families. Early viewing is essential.



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Entrance Porch

8'4" x 1'11" (2.56 x 0.59)

Upvc sliding door.

Entrance Hall

14'10" x 6'4" (4.53 x 1.95)

Meter cupboard, alarm, understairs cupboard, radiator, composite door to front aspect.

Reception Room One

13'3" x 10'1" (4.06 x 3.08)

Gas fire and surround, radiator, upvc bay window to front aspect.

Reception Room Two

12'5" x 11'5" (3.81 x 3.49)

Radiator, upvc patio doors to rear aspect.

Kitchen

16'2" x 7'10" (4.94 x 2.39)

Kitchen comprises of various wall and base units, double oven, hob, washing machine, upvc door to rear aspect.

Bedroom One

13'8" x 11'4" (4.19 x 3.46)

Fitted wardrobes, radiator, upvc window to front aspect.

Bedroom Two

12'0" x 11'3" (3.66 x 3.45)

Radiator, upvc window to rear aspect.

Bedroom Three

8'4" x 7'8" (2.56 x 2.35)

Radiator, upvc window to front aspect.

Bathroom

7'2" x 6'4" (2.20 x 1.94)

Double shower, vanity sink, wc, chrome towel radiator, upvc window to side aspect.

