



**78 Beechburn Crescent, Liverpool, Merseyside, L36 4JZ**

**Offers around £199,000**

Alpha-move are delighted to offer this super three bed semi detached in a sought after location on Beechburn Crescent L36, close to schools, local amenities and major transport links for road and rail. The layout consists of a hallway, front living room, open plan rear kitchen / diner and wc on the ground floor, with two double bedrooms, family bathroom and smaller bedroom on the upper floor. Externally, there is a small garden and driveway parking for several cars at the front and side, with a garden, patio and detached garage to the rear also. This property has been modernised throughout and would be perfect for first time buyers and young families. Offered with no chain. Early viewing essential.





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### Entrance Hall

16'7" x 6'7" (5.06 x 2.03)

Radiator, upvc door to front aspect, meter cupboard with boiler.

### Reception Room

15'4" x 10'11" (4.68 x 3.33)

Radiator, upvc window to front aspect

### Kitchen

17'6" x 11'3" (5.34 x 3.45)

Radiator, upvc window and door to rear aspect, wall and base units, cooker and stainless steel sink

### WC

5'11" x 2'10" (1.82 x 0.88)

UPVC window to rear aspect, WC and wash hand basin

### Bedroom One

12'0" x 11'4" (3.68 x 3.47)

Radiator, upvc window to front aspect

### Bedroom Two

12'3" x 11'4" (3.75 x 3.46)

Radiator, upvc window to rear aspect, fitted wardrobes

### Bedroom Three

9'6" x 8'8" (2.91 x 2.65)

Radiator, upvc window to front aspect

### Bathroom

8'7" x 6'8" (2.64 x 2.04)

Radiator, upvc window to rear aspect, shower, wc and sink, radiator.

