



25 Merton Crescent, Liverpool, Merseyside, L36 4LD

Offers around £239,950

Alpha-move are delighted to offer this fantastic three bed extended semi in a sought after location on Merton Crescent L36, close to schools, local amenities and major transport links. The property layout starts with a porch, hallway, front sitting room, open plan rear diner and fitted kitchen on the ground floor, with two double bedrooms, family bathroom and smaller bedroom on the upper floor. Externally, there is off street parking at the front with a god sized garden and patio to the rear also. This property benefits from some recent modernisation and is in turn key condition and would be ideal for first time buyers and young families. Offered with no chain. Early viewing essential.



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Porch

8'2" x 1'8" (2.51m x 0.51m)

UPVC front door to front aspect.

Hallway

15'0" x 5'6" (4.59m x 1.68m)

Radiator, composite door to front aspect, meter cupboard, boiler (combi) cupboard under stairs.

Reception Room One

13'1" x 11'7" (4.01m x 3.54m)

Radiator, upvc window to front aspect.

Reception Room Two

14'6" x 11'1" (4.43m x 3.39m)

Radiator, upvc French doors to rear aspect.

Kitchen

14'11" x 6'2" (4.56m x 1.89m)

UPVC window to rear aspect, wall and base units, dishwasher, washer dryer, oven, hob and extractor.

Bedroom One

13'4" x 10'9" (4.08m x 3.29m)

Radiator, upvc window to front aspect.

Bedroom Two

10'9" x 11'3" (3.28m x 3.45m)

Radiator, upvc window to rear aspect.

Bedroom Three

8'7" x 6'10" (2.62m x 2.09m)

Radiator, upvc window to front aspect.

Bathroom

6'1" x 5'11" (1.86m x 1.81m)

Towel radiator, upvc window to side aspect, bath and shower cover, wc and sink.

