



Jeffereys Crescent, Huyton, L36 4JS

- Three Bedroom Semi Detached Property
- Well Maintained & Presented Throughout
- Modern Fitted Kitchen Area
- Contemporary Three Piece Bathroom Suite
- Located in the Residential Area of Huyton
- Through Lounge with French Doors to Garden
- Two Double Bedrooms and Spacious Single
- Driveway for Off Road Parking and Garden



Offers Over £185,000









Description

This fantastic three bedroom semi-detached home located on Jeffereys Crescent, L36 has arrived at the sales market exclusively of Move Residential. The property has been finished to a high standard and is well presented throughout. The entrance hall guides you to a welcoming through lounge which is flooded with natural light courtesy of a bay window to the front, and a set of french doors to the rear which lead out to the garden. Generous in size, this room offers ample space for a family dining area at the rear. The ground floor further benefits from a modern kitchen including sleek fitted units and complementing worktops. To the first floor there are two well presented and spacious double bedrooms, the main bedroom also enjoying a bay window, along with a good sized single. Completing the interior of the property is a contemporary three piece family bathroom suite. Externally, the property benefits from off road parking for two vehicles to the front and a garden to the rear.

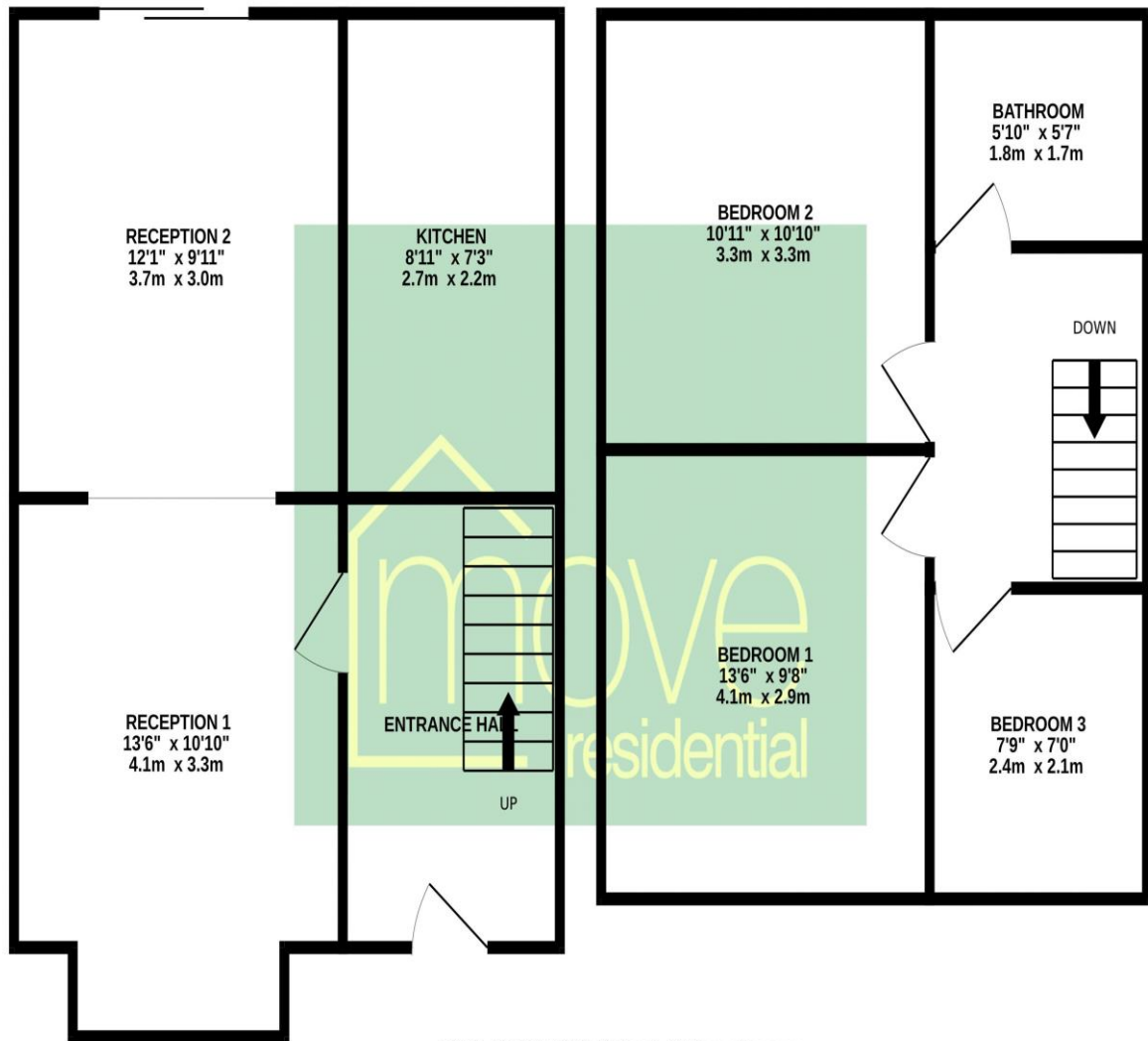
Location

Part of the Metropolitan Borough of Knowsley and substantially located within the Merseyside green belt Huyton is approximately 6 miles from Liverpool City Centre and, as such, has its own history and its own 'town' centre. The original village of Huyton was largely developed in the 1930s by Liverpool City Council to accommodate families from the City Centre. The area's large shopping centre (which includes an Asda Walmart complex, an indoor market and over 100 other shops) is still referred to as 'The Village'. In addition there are 8 parks, including Court Hey Park which contains the National Wildflower Centre, a library, which houses a contemporary art gallery, two leisure centres, two 18 hole golf courses and a cricket club. Schools include Huyton Arts and Sports Centre, Christ the King and Cardinal Heenan. Railway stations on the famous Liverpool and Manchester Railway can be found in both Huyton and Roby and the proximity of the M62 and M57 motorways makes for easy travel connections. Offering something for everyone, L36 is a very valid alternative to the City.

Floor Plan

GROUND FLOOR
436 sq.ft. (40.5 sq.m.) approx.

1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 834 sq.ft. (77.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.