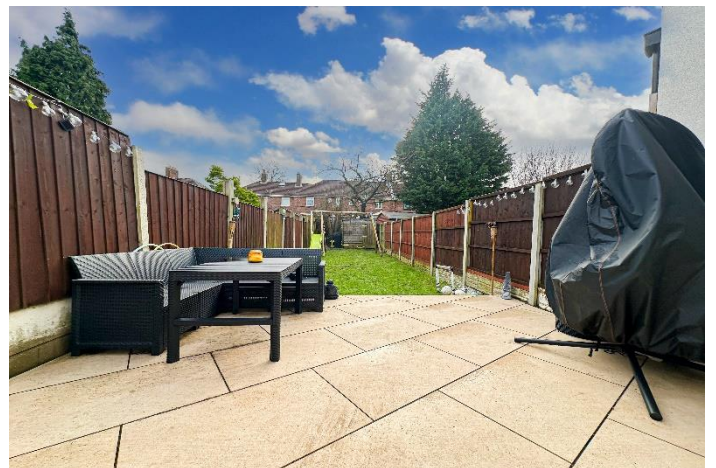




Clayford Crescent, Knotty Ash, Liverpool, L14 1PF

- Fantastic Three Bedroom Mid Terrace Property
- Generous & Beautifully Presented Throughout
- Modern Kitchen Diner With Stylish Fitted Units
- Three Bright & Well-Proportioned Bedrooms
- Located In The Residential Area Of Knotty Ash
- Entrance Hall & Bay-Fronted Reception Room
- Ground Floor Contemporary Family Bathroom
- Delightful Garden To Rear With Flagged Patio



£170,000













Description

This fantastic three bedroom mid terrace home, located on Clayford Crescent in the popular residential area of Knotty Ash, L14, arrives at the sales market courtesy of appointed agents Move Residential. Generously proportioned and finished to a high standard throughout, this property is certain to provide a wonderful future home for a growing family. Following through the entrance hall you are welcomed into the property by a spacious family lounge, which enjoys a bay window bathing the room in natural light. Finished in a fresh contemporary décor featuring an eye-catching fireplace, this presents an inviting and stylish space to relax and unwind. The lounge flows seamlessly into a modern open-plan kitchen diner complete with a range of sleek fitted units and complementary worktops providing plentiful surface space. With ample room to accommodate a dining table, this provides a delightful social space for enjoying family mealtimes and entertaining guests. Concluding the ground floor is a deluxe three-piece family bathroom suite. The first floor is home to the sleeping accommodation consisting of three generously sized double bedrooms, each beautifully presented featuring plush carpeting throughout. Externally, the property further benefits from a substantial rear garden made up of a lawn providing ample room for recreational activities, and a smartly flagged patio area offering the perfect spot for al-fresco dining during the summer months.

Location

Clayford Crescent is located off Queens Drive near to Prescott Road in the Knotty Ash area. Local amenities include Broad Green Train Station, Springfield Park, Royal Liverpool Childrens Hospital, local shops and nearby access to regular bus services.

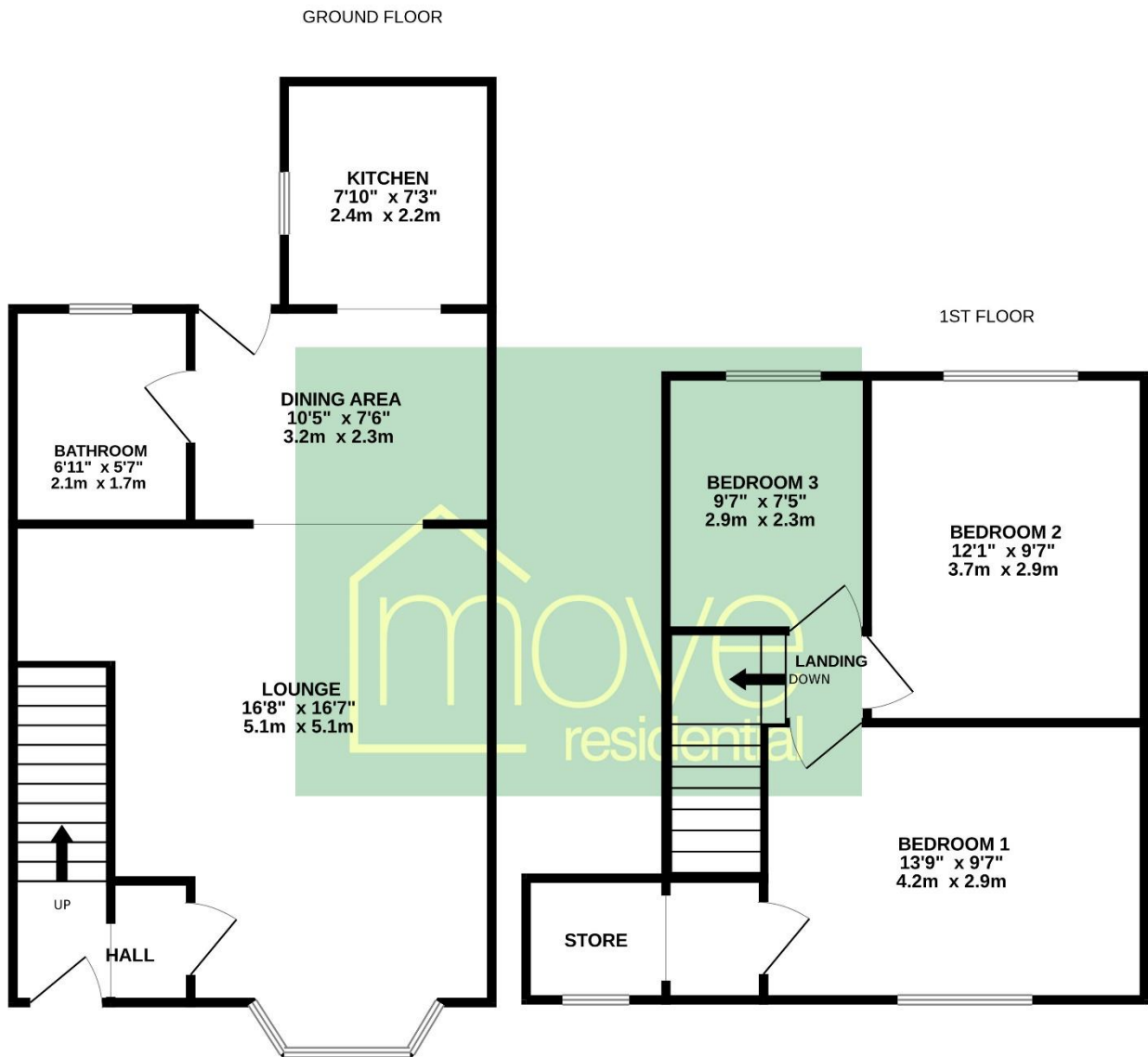
EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	67 D	
39-54	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.

Floor Plan



TOTAL FLOOR AREA : 857sq.ft. (79.6 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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