



Laburnum Crescent | Kirkby Row | Kirkby | L32 0SD

£220,000



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Located on Laburnum Crescent, Kirkby Row, this charming two-bedroom bungalow offers a delightful blend of comfort and modern living. The property features a spacious reception room, perfect for entertaining guests or enjoying quiet evenings at home.

The two well-proportioned bedrooms provide ample space for relaxation, while the bathroom is conveniently located to serve both rooms. This bungalow is designed for ease of living, making it an ideal choice for those seeking a single-storey home.

- Chain Free for a smooth sale.
- Spacious reception room
- Detached pre-fab garage
- Electric Car charging
- Close to local amenities
- Modern bathroom
- Eco-friendly solar panels
- Efficient heat source pump
- Quiet Kirkby Row location
- Viewing recommended



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band B
EPC Rating B

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