



4 Riverside Mews Springfield Crescent, Liverpool, L36 8FP

Offers In Excess Of £230,000

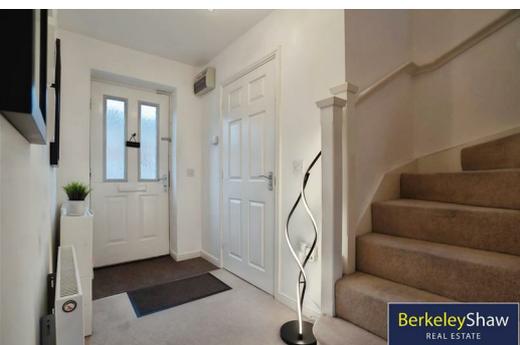
Offered to the market with no onward chain, this well-proportioned three-bedroom detached home is situated within the popular Riverside Mews development, just off Springfield Crescent (L36). With excellent local amenities, schools and transport links nearby, the property is ideally suited to first-time buyers and young families looking for a home ready to enjoy.

Upon entering the property, you are welcomed by an inviting entrance hall with a convenient ground floor WC and useful understairs storage cupboard. To the front of the home is a fantastic bay-fronted living room, creating a bright and comfortable space to relax, with double doors leading through to the impressive kitchen diner.

The spacious kitchen dining area provides the perfect setting for both everyday family life and entertaining guests. The fitted kitchen offers a range of integrated appliances and ample storage, while French doors open out to the rear garden, allowing plenty of natural light and creating a seamless connection between indoor and outdoor living.

To the first floor, the landing provides access to three well-proportioned bedrooms, with the principal bedroom benefiting from fitted wardrobes and a modern en-suite shower room. A four-piece family bathroom completes the internal accommodation.

Externally, the property benefits from off-street parking to the front and gated side access leading to the spacious rear garden, which features a patio seating area, lawn and garden shed—ideal for relaxing, entertaining or

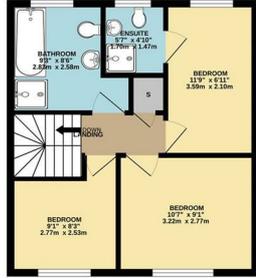
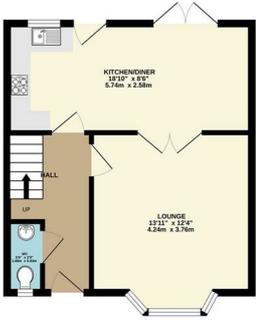


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR

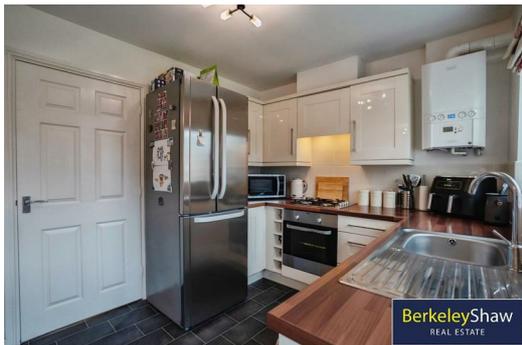
1ST FLOOR



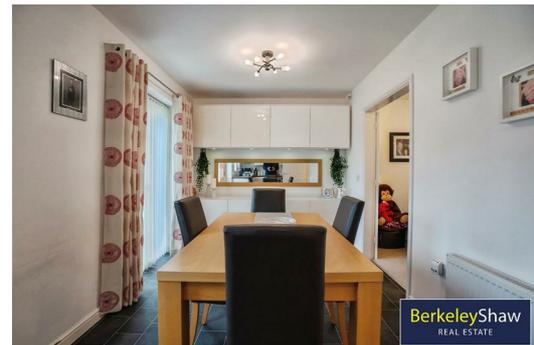
While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, elevations, areas and any other parts are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for European purposes only and should be used as such by any prospective purchaser. The lengths, volumes and capacities shown here are not intended and no guarantee is given to the accuracy of anything shown here.
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