



## 32 Spinney Crescent

, Liverpool, L23 8TZ

£800,000

Nestled in the heart of Blundellsands, Spinney Crescent presents a splendid opportunity to acquire a four-bedroom detached family home, set on a generous quarter-acre plot. This charming residence boasts an impressive layout, featuring four spacious reception rooms that offer ample space for relaxation and entertainment.

The open-plan kitchen diner is a particular highlight, providing a modern and inviting area for family gatherings and culinary pursuits. With two well-appointed bathrooms, this home ensures convenience for both residents and guests alike.

The property is complemented by off-road parking and a garage, making it ideal for families or those who appreciate the ease of access. The tranquil surroundings of Blundellsands enhance the appeal of this delightful bungalow, offering a perfect blend of comfort and accessibility.

This is a rare opportunity to own a home that combines spacious living with a prime location. Do not miss the chance to make this exceptional property your own.

### Viewing

Please contact our Michael Moon Office on 0151 924 1000 if you wish to arrange a viewing appointment for this property or require further information.

- Four Bedroom Detached Family Home
- One Quarter Of An Acre Plot
- Modern Open Plan Kitchen/Diner
- Large Dual Aspect Reception Room
- Two Sun Rooms Over Looking Garden
- Off Road Parking With Double Garage



## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	



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