



Springfield Crescent, Liverpool, L36

£147,000

None

Tenure: Freehold, **Bedrooms:** 3

HouseSimple is pleased to present this property in Liverpool.

Key features:

- Three Storey
- Drive Way
- Recently Renovated
- Beautiful Modern Kitchen
- Great First Time Buyers Property
- Sought After Location
- En-Suite Shower
- Middle Floor Lounge

Extra info:

- **Property Age:** 8 years
- **Council Tax:** Band C (£1682.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Private Driveway





Housesimple is pleased to offer for sale this IMMACULATE 3 bedroom modern semi-detached townhouse. The property is on a popular development nearby Knowsley Village and there are local amenities nearby, including transport and motorway links, schools and shops. The property is arranged over three floors and briefly comprises of a hall, cloakroom/WC, modern kitchen /dining area and integral garage. To the first floor, there is a modern family lounge and master bedroom with en-suite and fitted wardrobes. Also on the landing, there is a storage cupboard with shelving. To the second floor, there is a modern family bathroom and two further well-proportioned bedrooms one of which has fitted wardrobes. Outside there is a garden to rear with a grassed area and decking. The property also has off-road parking to the front. An internal inspection is highly recommended to appreciate the property on offer.

Floor plan:



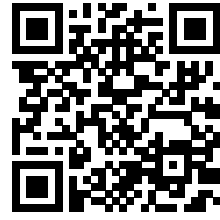
Energy Performance Certificate:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100) A			
(81 to 91) B			
(69 to 80) C			
(55 to 68) D			
(39 to 54) E			
(21 to 38) F			
(1 to 20) G			
Not energy efficient - higher running costs			
		82	83
England & Wales		EU Directive 2002/91/EC 	

Environmental Impact Rating		Current	Potential
Very environmentally friendly - lower CO2 emissions			
(92 to 100) A			
(81 to 91) B			
(69 to 80) C			
(55 to 68) D			
(39 to 54) E			
(21 to 38) F			
(1 to 20) G			
Not environmentally friendly - higher CO2 emissions			
		81	81
England & Wales		EU Directive 2002/91/EC 	

MISREPRESENTATION ACT, 1967.

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