



30 Spinney Crescent, Liverpool, Merseyside L23 8TZ

Offers In Excess Of £350,000

THREE BED BUNGALOW IN BLUNDELLSANDS

Do you want a project in the heart of the leafy and affluent Blundellsands? In the heart of a community which has Top Ranked Schools and is near to the Seafront, Golf Clubs and within easy commute to Liverpool and the Motorway networks?

Well then, BERKELEY SHAW are pleased to present this TRUE BUNGALOW which needs cosmetic improvement throughout.

This well proportioned accommodation, has central heating and double glazing, comprises of porch, hallway, THREE reception rooms, conservatory, kitchen, Family Bathroom, utility room, and garage.

The rear garden is laid to lawn with plants, shrubs and patio area. There is also an extended plot to the rear which was purchased from the Whitlock Blundell Estate several years ago. The front has a driveway with parking for several vehicles. The property is well suited to a family and ideal for someone who wants to add value and decorate their home just the way they want it.

Please call us now to arrange your early viewing.



Porch

UPVC Double glazed frosted door with UPVC double glazed frosted side panels. Meter cupboard and tiled floor.

Hall

20'8" x 6'6" (6.3 x 2.0)

Glazed front door, loft access and radiator.

lounge

17'0" 14'1" (5.2 4.3)

UPVC double glazed window to front, marble inset with hearth and coal effect electric fire, radiator. Sliding doors to morning room.

Morning Room

11'1" x 14'9" (3.4 x 4.5)

UPVC double glazed French doors with UPVC double glazed side windows and radiator.

Conservatory

9'10" x 9'2" (3.0 x 2.8)

UPVC double glazed with UPVC transom window. UPVC double glazed door to garden.

kitchen

13'5" x 10'2" (4.1 x 3.1)

UPVC double glazed window to side, range of high and low level units, stainless steel sink with drainer. Space for cooker, plumbing for washing machine, part tiled walls and radiator.

Dining Room

11'9" x 9'10" (3.6 x 3.0)

UPVC double glazed window to front and radiator.

utility

10'5" x 5'6" (3.2 x 1.7)

UPVC double glazed window to rear, ceramic belfast sink. Glow Worm boiler. Fully tiled walls.

Bed 1

13'9" x 13'5" (4.2 x 4.1)

UPVC double glazed window to rear, fitted wardrobes and radiator

Bed 2

13'5" x 13'5" (4.1 x 4.1)

UPVC double glazed bow window to front and radiator.

Bed 3

13'1" x 6'10" (4.0 x 2.1)

UPVC double glazed window to side and storage cupboard.

Bathroom

8'2" x 6'6" (2.5 x 2.0)

UPVC double glazed frosted window to rear, pedestal wash basin, panelled bath with mixer tap and shower attachment, airing cupboard. Fully tiled walls and radiator.

W/C

UPVC double glazed frosted window to rear, low level W/C, fully tiled walls

Rear Garden

Laid to lawn, borders with a variety of bushes and trees. patio area with access to side.

Front Garden

Laid to lawn, borders with established shrubs and bushes. Drive providing off road parking for several cars and access to garage. To the side of property there is space to park a caravan.

