



37 Halifax Crescent, L23 1TH

£210,000

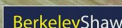
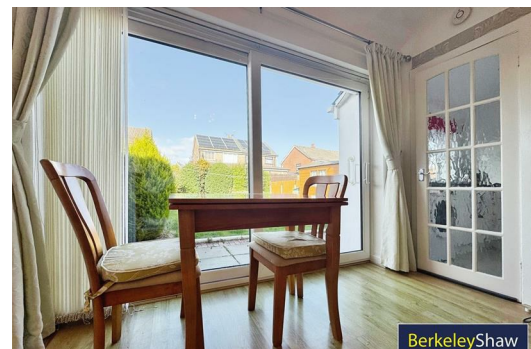
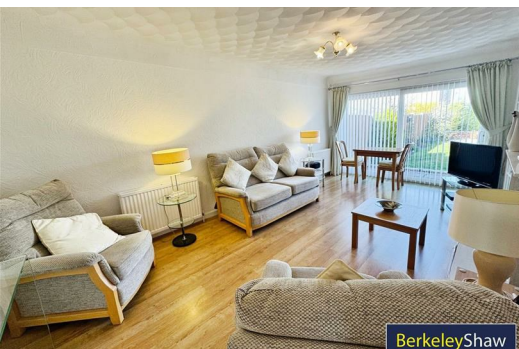
Welcome to this charming Semi-Detached Bungalow at Halifax Crescent, Thornton, L23

Perfect for those looking to downsize or seeking a low-maintenance home, this delightful two-bedroom semi-detached bungalow offers comfortable and convenient living. Situated in a sought-after residential area, the property is chain-free and benefits from gas central heating and double glazing throughout.

Inside, the home features a welcoming hallway leading to a spacious living room with sliding doors that open onto the rear garden, allowing for plenty of natural light. The modern fitted kitchen comes equipped with a range of integrated appliances, making meal preparation a breeze. The master bedroom boasts fitted wardrobes, while the second bedroom is currently utilized as an additional reception room, offering flexible living space. A contemporary shower room completes the interior.

Externally, the property enjoys a well-maintained rear garden, perfect for relaxing outdoors. With its easy-to-manage layout and great location, this bungalow is an ideal choice for those seeking a hassle-free move.

Early viewing is highly recommended!



Hallway

Laminate floor, radiator & composite front door.

Living room

Laminate floor, UPVC sliding door, radiator & gas fire.

Kitchen

Double glazed window, range of wall & base units, gas burning hob, electric oven, integrated fridge freezer, stainless steel sink with drainer, door to side elevation & tiled splash back.

Bedroom 1

Double glazed window, laminate floor, radiator & fitted wardrobe.

Bedroom 2

Laminate floor, double glazed window, radiator & combi boiler.

Shower room

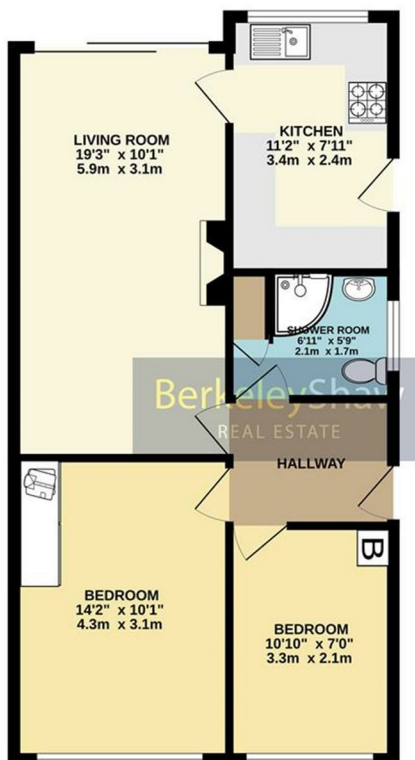
Double glazed window, storage cupboard, corner shower with electric shower, WC, basin, tiled walls, loft access, spotlights & radiator.

Externally

Front garden- gated block paved driveway & paved front garden.

Rear garden- Patio area, garden shed, block paved patio, mature borders & lawn.

GROUND FLOOR



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	

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	

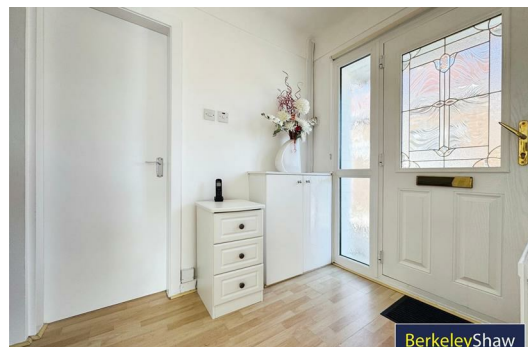
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Measure C1025



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