



**BerkeleyShaw**

## 25 Brenda Crescent, Liverpool, L23 4TY

### Offers Over £350,000

A rare opportunity to acquire this substantial and well-maintained three double bedroom semi-detached family home, occupying a generous plot with beautifully presented south-facing gardens, detached garage and ample driveway parking.

The property offers spacious and versatile accommodation throughout, with excellent potential for further extension or reconfiguration, making it ideal for families looking to grow into their next home. A welcoming, bright dual-aspect entrance hallway sets the tone, leading to three well-proportioned reception rooms that provide flexible living space for entertaining, working from home or play areas. To the side, an extended kitchen/diner forms the heart of the home, offering plenty of space for family dining and access to gardens and garage.

To the first floor are three bedrooms, all well sized and filled with natural light, along with a family bathroom. Additional eaves storage provides useful extra space and houses the Combi boiler, serviced regularly by British Gas.

Externally, the property truly stands out with its large plot and attractive south-facing gardens perfect for outdoor entertaining and family living. A detached garage and driveway parking add practicality, while the overall plot size presents exciting opportunities to further add value, subject to the necessary consents.

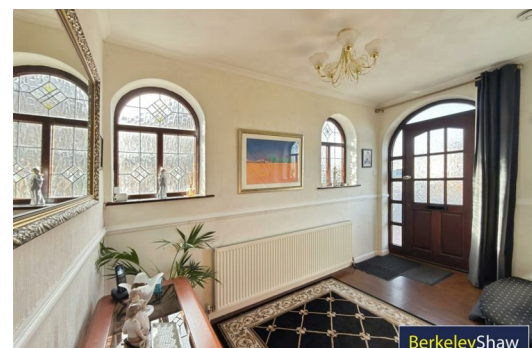
This is an ideal home for families seeking a move-in ready property with space, flexibility and excellent potential to extend as their needs evolve.



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# Hall

## Dining Room

16'10" x 11'10" (5.14 x 3.62)

## Lounge

15'8" x 11'10" (4.80 x 3.62)

## Family Room

15'2" x 14'3" (4.63 x 4.35)

## Kitchen

11'6" x 5'6" (3.51 x 1.70)

## Kitchen/Diner

13'3" x 9'6" (4.05 x 2.90)

## Bedroom 1

15'8" x 11'10" (4.80 x 3.62)

DOUBLE

## Bedroom 2

16'10" x 10'6" (5.14 x 3.21)

DOUBLE

## Bedroom 3

9'6" x 7'4" (2.90 x 2.24)

SINGLE

## Bathroom

9'9" x 5'6" (2.98 x 1.70)

## Garage

GROUND FLOOR

1ST FLOOR



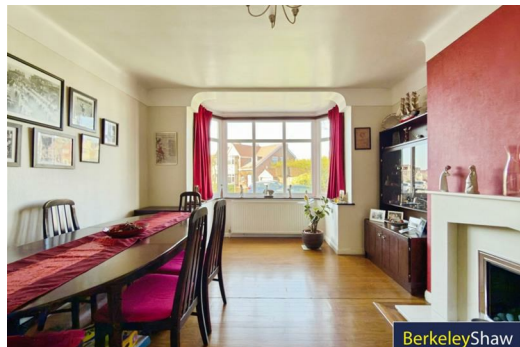
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, ceilings, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, fixtures and appliances shown here are not guaranteed and no guarantee is given as to their condition or efficiency unless stated. Made with MetreX 02025

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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	68	76

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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