



25 Brenda Crescent, Liverpool, L23 4TY

Offers Over £350,000

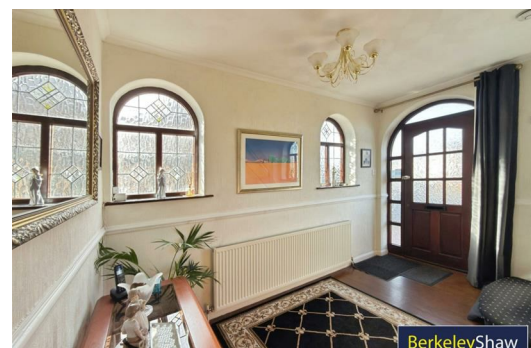
A rare opportunity to acquire this substantial and well-maintained three double bedroom semi-detached family home, occupying a generous plot with beautifully presented south-facing gardens, detached garage and ample driveway parking.

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.



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

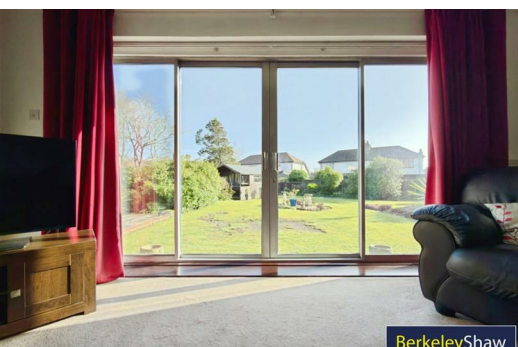
1ST FLOOR



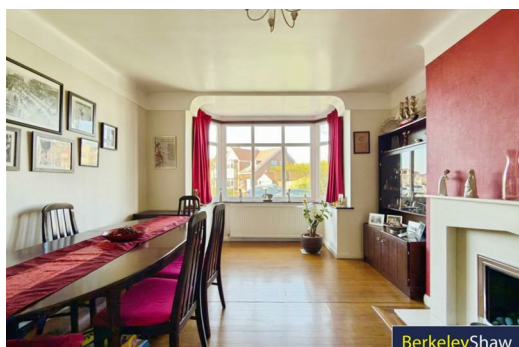
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floor, ceiling, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, fixtures and appliances shown here are not tested and no guarantee, as to their suitability or efficiency can be given.
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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	76

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	



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