



## 12 Lister Crescent, Liverpool, L7 0HP

### Offers in excess of £170,000

Nestled within a private crescent, this three bedroom semi-detached home epitomizes suburban living. The residence offers a blend of comfort, convenience and community. Location wise the property couldn't be better located giving convenient access to local amenities, transport links and the City Centre.

Inside the property you will find an entrance hallway, Lounge, dining room and Kitchen which leads to the rear garden. To the upper level there are three bedrooms, shower room and separate WC, the property is chain free with potential for renovation and would make a wonderful family home.

Outside, the property's separate garage provides secure parking and additional storage options, while the shared driveway ensures ample space for vehicles.

As well as having your own private garden the crescent is set around beautifully maintained communal gardens which are looked after by Lister Crescent residents and can be accessed with a key.

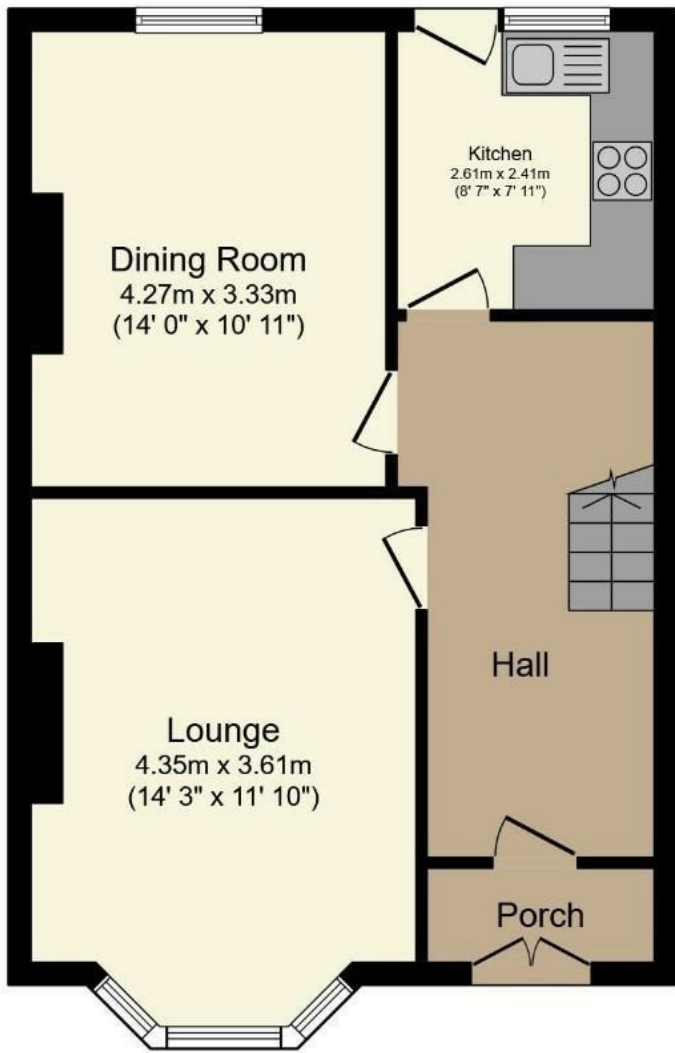
\*\* Sold as seen \*\*

Please call 0151 709 9638 to arrange a viewing or email [lauren@bluerowhomes.co.uk](mailto:lauren@bluerowhomes.co.uk) for more information.

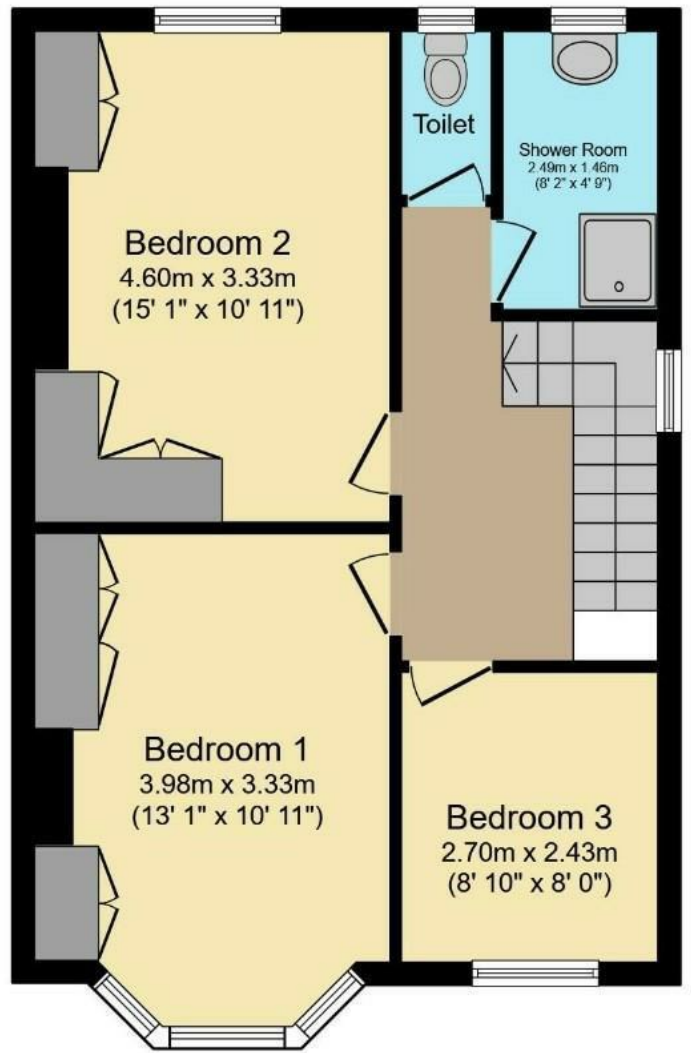
- Semi Detached
- Central Heating
- Communal garden for residents
- Council Tax band B
- Spacious driveway for more than one car
- Garden
- Garage
- Double glazed windows
- Three Bedrooms
- Chain free





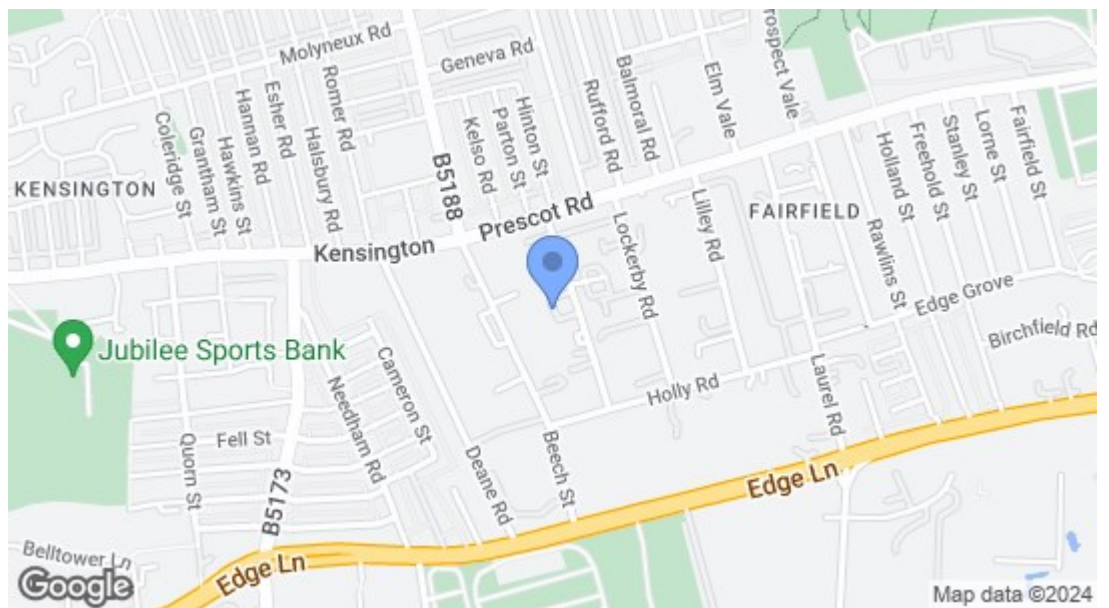


**Ground Floor**



**First Floor**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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