



## 40 Kingswood Drive, Liverpool, Merseyside L23 3DE

£264,950

LISTEN TO THE LAUGHTER FROM YOUR FAMILY PLAYING IN THIS SUNNY GARDEN.....

Located in the heart of CROSBY this 3 BEDROOM SEMI DETACHED FAMILY HOME within walking distance to Crosby village and is in the catchment area of several good local schools.

The property benefits from double glazing and full gas central heating, the property comprises of: porch, hallway, front lounge, dining room, conservatory, kitchen to the ground floor. Three bedrooms and family bathroom to the first floor. Loft Storage room access via pull down ladder on landing.

There is off road parking to the front of the property, single garage and rear gardens with laid lawn, paved patio area, planted borders.

Viewing is Highly Recommended



## Front Exterior

Paved driveway, walled boundary with metal gates

## Porch

PVC Double glazed french doors with lead light double glazed panes, two wooden meter cupboards, tiled floor, wooden entrance door with 2 x double glazed panes

## Hallway

14'4" x 5'10" (4.378 x 1.803)

PVC double glazed lead light window, stripped floorboards, radiator, coats cupboard, staircase to first floor

## Lounge

17'7" x 12'4" (5.363 x 3.765)

Double Glazed lead light bay windows, stripped floorboards with tiled hearth in front of feature fireplace, radiator, aerial points

## Dining Room

14'11" x 10'11" (4.554 x 3.346)

PVC Double glazed patio door, stripped floorboards with tiled hearth in front of feature fireplace, radiator

## Conservatory

11'8" x 9'7" (3.558 x 2.935)

PVC Double glazed windows and french doors, tiled flooring, electric wall heater

## Kitchen

PVC Double glazed window, tiled floor and part tiled walls, range of fitted base and wall units with 1 1/2 stainless steel sink unit with mixer taps, gas cooker point, plumbing for washing machine, plumbing for dishwasher.

## Landing

PVC double glazed lead light window, staircase, storage cupboard with Worcester boiler, access to loft room via hatch

## Bedroom 1

17'4" x 11'3" (5.289 x 3.432)

Double Glazed Lead Light bay windows, radiator

## Bedroom 2

14'4" x 11'1" (4.371 x 3.382)

PVC double glazed window, radiator

## Bedroom 3

9'1" x 7'2" (2.785 x 2.196)

PVC Double glazed lead light window, radiator

## Bathroom

8'10" x 8'3" (2.712 x 2.522)

PVC Double glazed window to side and rear, fully tiled walls and flooring, walk in shower cubical with combination shower, freestanding bath, vanity sink unit with drawers below, low level w.c. chrome ladder towel rail

## Loft Room (Storage)

15'10" x 18'5" (4.842 x 5.636)

PVC Double glazed window, radiator, electrics, storage cupboard, fully boarded, access via loft ladder

## Single Garage

metal up and over door, PVC double glazed window and exterior door to rear, electrical sockets and lighting

## Rear Garden

Paved patio ares, lawn, planted areas, exterior tap, access to garage.

