



52 Kimberley Drive, Liverpool, Merseyside L23 5TB

£525,000

This DETACHED EXECUTIVE HOME has the WOW Factor....

A 4 BEDROOM property in the heart of Crosby, has been IMPRESSIVELY and IMMACULATELY upgraded to suit a family who want TRADITION and LOCALITY.

Not overlooked, this property is within a very short walk to the prominent schools in the area.

The property benefits from Porch, Entrance Hallway, WC, Kitchen, Lounge, Living Room, and Dining Room to the Ground Floor. To the First Floor there are 4 Double Bedrooms and 2 Family Bathrooms.

Externally there are impressive Private Lawns with Entertainment Area and Courtyard.

Contact us on 0151 924 6000 to arrange a Viewing



External

Impressive laid to lawn gardens and block paved driveway with seating area, BBQ area, entertaining area and rear courtyard. Traditional electric lamppost

Porch

4'11" x 3'11" (1.5 x 1.2)

gloss tiled floor, meter cupboard

Entrance Hall

14'9" x 10'5" (4.5 x 3.2)

gloss tiled floor, 2 x traditional radiator

WC

2'3" x 4'11" (0.7 x 1.5)

gloss tiled floor, low level WC, basin

Kitchen

19'8" x 11'9" (6.0 x 3.6)

Assortment of gloss wall and base units, island with seating and breakfast bar, integrated microwave, coffee machine,fringe, freezer range gas cooker, oven, extractor hood/fan, tiled walls, gloss tiled floor, hot tap, mixer tap with double basin,radiator,UPVC Double Glazed Windows with shutter blinds,

Living Room (to front)

19'0" x 15'5" (5.8 x 4.7)

gloss tiled floor, radiator, wrought iron first surround of gas fire, 4 x UPVC double Glazed Windows with shutter blinds,

Lounge (to side)

15'8" x 27'2" (4.8 x 8.3)

Corner UPVC windows, traditional radiator gloss, tiled floor, wrought iron fire surround of gas fire, Aluminium brushed bi-fold doors to rear courtyard, access to plant room

Storage/Plant Room

Cloak room, Boiler, and water heating system

Dining Room (rear)

18'8" x 9'10" (5.7 x 3)

Corner french timber windows, traditional radiator, gloss tiled floor

Landing

Gallery landing with UPVC Double Glazed Window, Traditional radiator x 2

Bathroom 1

10'2" x 9'6" (3.1 x 2.9)

gloss tiled floor, tiled walls, free standing bath, walk in power shower, corner french timber windows, low level wc, basin with mixer tap, traditional radiator

Bathroom 2

9'6" x 7'10" (2.9 x 2.4)

traditional tiled floor, tiled walls, walk in power shower, french timber windows, low level wc, pedestal wash basin, traditional radiator

Bedroom 4

11'5" x 8'6" (3.5 x 2.6)

French timber half bay Window, radiator

Bedroom 3

20'0" x 11'9" (6.1 x 3.6)

French timber half bay Window, radiator, open fire with timber surround

Bedroom 2

15'8" x 12'1" (4.8 x 3.7)

French timber Windows, radiator

Bedroom 1

17'0" x 11'1" (5.2 x 3.4)

French timber Windows, radiator, inset lighting with multi coloured lighting function

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		
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