

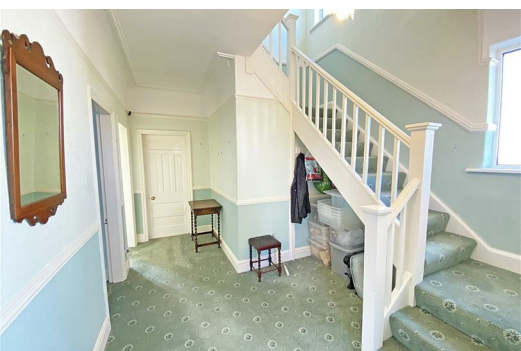


62 Coronation Drive, Liverpool, Merseyside L23 3BP

Offers In Excess Of £335,000

BERKELEY SHAW is delighted to offer for sale this well-proportioned FOUR BEDROOM family home, located in this ever-popular residential location, close to local schools, shops and amenities. The accommodation is bright and airy. It offers a spacious entrance hallway, front reception room, rear reception room with patio doors, a utility room and ground floor shower and WC. On the first floor, there are four bedrooms, a shower room and a separate WC. A driveway provides off-road parking and access to a garage.

Please call BERKELEY SHAW on 015 924 6000 to arrange your viewing.



Porch
4'3" x 4'11" (1.3 x 1.5)
Tiled floor, UPVC door

Hall
18'4" x 9'10" (5.6 x 3.0)
Original staircase, radiator

Front Reception Room
15'5" x 12'5" (4.7 x 3.8)
Gas fire, UPVC windows, radiator, gas fire

Rear Lounge

Utility
9'10" x 4'7" (3.0 x 1.4)
Plumbing for washing machine, radiator. UPVC door to garden

Kitchen
18'8" x 9'6" (5.7 x 2.9)
UPVC double glazed window, range of wall and base units, stainless steel sink with drainer, gas point for cooker, part tiled walls, plumbing for dishwasher, gas central heating boiler.

Shower room an WC
Electric shower, tiled floor to ceiling, sink

Garage
15'8" x 8'2" (4.8 x 2.5)
Electric doors.

Bedroom 1
7'6" x 9'10" (2.3 x 3.0)
UPVC window, radiator

Bedroom 2
13'5" x 12'5" (4.1 x 3.8)
UPVC window, fitted wardrobes, radiator,

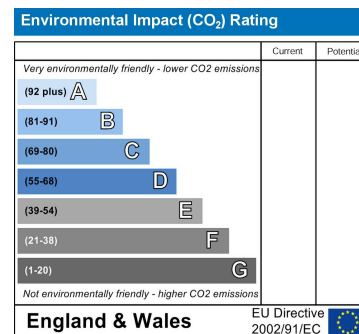
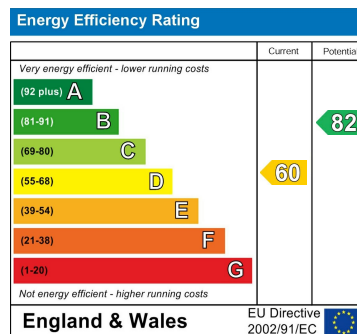
Bedroom 3
12'9" x 12'9" (3.9 x 3.9)
UPVC window, radiator, fitted wardrobe, radiator

Bedroom 4
6'6" x 9'6" (2.0 x 2.9)
UPVC window, radiator

Shower room
5'6" x 6'2" (1.7 x 1.9)
Walk-in electric shower, tiled floor to ceiling, radiator, wash basin with vanity cabinet

WC
6'2" x 2'7" (1.9 x 0.8)
Low level WC, UPVC double glazed window.

Outside
To the front there is a paved driveway and established garden. The rear is laid to lawn with a paved area, and a selection of established shrubs, plants and trees.



Whilst every effort has been made to ensure the accuracy of the figures contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Marked with copyright ©2022



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