

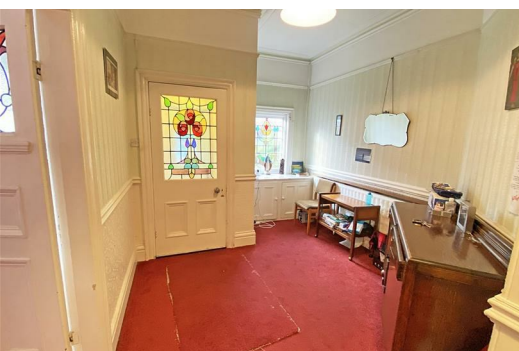


## 5 Coronation Drive, Liverpool, Merseyside L23 3BN

£399,000

BERKELEY SHAW are 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 sitting room, kitchen, morning room and ground floor WC. On the first floor, there are four bedrooms and family bathroom and a separate WC.

A viewing is strongly recommended to appreciate this family home.





### Porch

4'5" x 3'7" (1.35 x 1.1)

UPVC front door, Tiled floor, Stained glass door to hall,

### Hall

20'0" x 10'5" (6.1 x 3.2)

Stained glass windows in the hall, under the stairs cupboard,

### WC downstairs

6'10" x 2'11" (2.1 x 0.9)

UPVC double-glazed frosted glass window, WC, wash basin, tap

### Front Lounge

15'8" x 12'9" (4.8 x 3.9)

UPVC double-glazed bay window, radiator, gas fire, picture rail.

### Rear Sitting Room

17'4" x 12'5" (5.3 x 3.8)

UPVC double glazing bay window, radiator, gas fire, picture rail

### Morning Room

10'5" x 9'2" (3.2 x 2.8)

UPVC double-glazed window, storage cupboard, Worcester combi boiler in cupboard

### Kitchen

10'5" x 8'6" (3.2 x 2.6)

UPVC double-glazed window, range of wall and base units, space for cooker, extractor above, stainless steel sink, mixer tap, plumbing for washing machine, part tiles walls

### Landing

Turned staircase, loft access

### Bedroom 1

13'1" x 9'10" (4.0 x 3.0)

UPVC double-glazed window, radiator, picture rail

### Bedroom 2

12'9" x 16'8" (3.9 x 5.1)

UPVC double-glazed window, radiator, picture rail

### Bedroom 3

10'5" x 10'5" (3.2 x 3.2)

UPVC double-glazed window, radiator, storage cupboard

### Bedroom 4

12'9" x 14'9" (3.9 x 4.5)

UPVC double-glazed window, radiator, picture rail

### Bathroom

6'10" x 7'2" (2.1 x 2.2)

UPVC double-glazed frosted window, radiator, panelled bath, mixer taps, shower above, wash basin, bidet, radiator, storage cupboard

### Separate WC

2'11" x 6'10" (0.9 x 2.1)

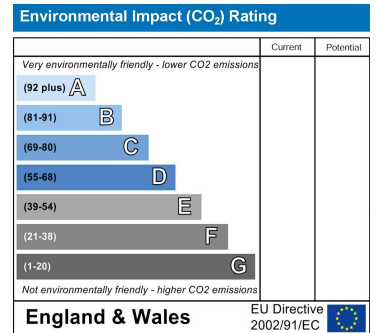
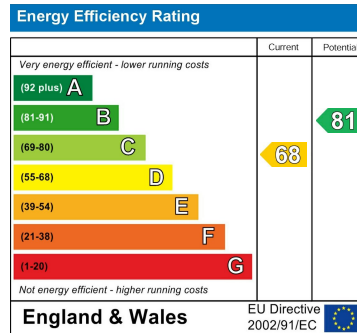
UPVC double-glazed frosted glass window, close-fit WC

### Front Garden

Lawned, established bushes and shrubs

### Rear Garden

Lawned, borders with established plants and trees, 3 outbuildings, access to front



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, extents and 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 not be used as such by any prospective purchaser. The services, systems and appliances shown hereon are not intended to be guaranteed as to their condition or intended use.



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