



82 Coronation Drive, Liverpool, L23 3BP

Offers Over £335,000

Are you searching for the ideal family home in the heart of L23?

This spacious extended three-bedroom semi-detached home located on Coronation Drive L23 is brought to the sales market by Berkeley Shaw Real Estate. This is an ideal purchase for a variety of buyers given the wide variety of amenities available in the surrounding area. The area boasts excellent schools making this the perfect purchase for families. There is also a wide variety of shops, restaurants, bars and cafes. The property also has fantastic potential for further development subject to necessary planning.

Set out across two floors, the accommodation briefly comprises; porch, spacious entrance hall, generous bay fronted sitting room, rear dining room with access to the conservatory. Completing the ground floor layout is a spacious kitchen diner, boasting a range of integrated appliances, ample storage and a utility area. Ascending to the first floor, the landing gives access to three well-proportioned bedrooms and a spacious bathroom. Externally, the property benefits from a front garden with driveway parking, side access to the detached garage and a good-sized rear garden with patio area, laid to lawn, mature borders and decked sitting area. Further benefits to the property include no onward chain, gas central heating and double glazing.

Get in touch straight away to arrange a viewing before this is snapped up!



Porch

Entrance hall

Radiator, stairs to upper floor, double glazed window & storage cupboard.

Sitting room

Double glazed window to bay, radiator, picture rail & gas fire.

Living room

Gas fire, radiator, picture rail, double glazed sliding door to conservatory & radiator.

Conservatory

Tiled floor, radiator, double glazed timber frame doors & windows.

Kitchen diner

Range of wall & base units, 3 x double glazed windows, UPVC door to garden, stainless steel sink with drainer, gas burning hob, hotpoint oven, extractor hood, tiled splash back, integrated fridge freezer, wine fridge & 2 x radiators.

Landing

Double glazed window, loft access & storage cupboard.

Bedroom 1

Double glazed windows to bay, radiator & picture rail.

Bedroom 2

Double glazed window, radiator & picture rail.

Bedroom 3

Double glazed window, radiator & picture rail.

Bathroom

Corner shower unit with electric shower, bath, WC, basin, tiled floor, tiled walls, 2 x double glazed windows, spotlights and towel radiator.

Loft room

Velux window, 2 x storage spaces, fitted wardrobe & radiator.

Externally

Block paved driveway with parking for several vehicles. Detached garage & rear garden with laid to lawn, decked area & mature borders.

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



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is a descriptive document only and should be used as such by the prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given. Made with MyHomeplan.com



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