# BerkeleyShaw

REAL ESTATE



# 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**

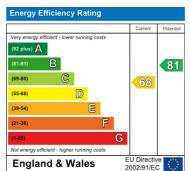
Corner shower unit with electric shower, bath, WC, basin, tiled floor, tiled walls, 2 x double glazed windows, spotlights and towel radiator.

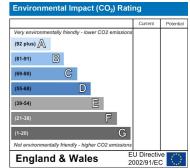
#### Loft room

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.









White every attempt has been made to ensure the accuracy of the floorplan contained here, resistements of doors, unshows, comes and any other densure are personnable and no expensionality in state in floor and expension or insi-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applicances shown have not been reserted and no guarantee as to their operatibility or efficiency; can be given.

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