



## 9 Kimberley Avenue, Liverpool, L23 5SX

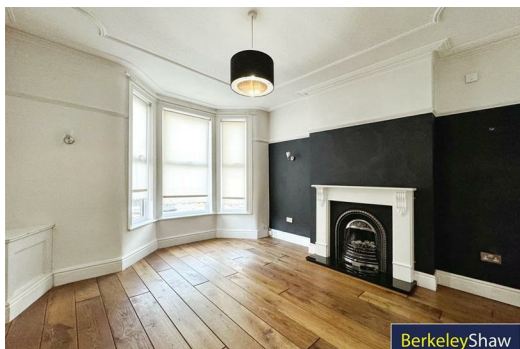
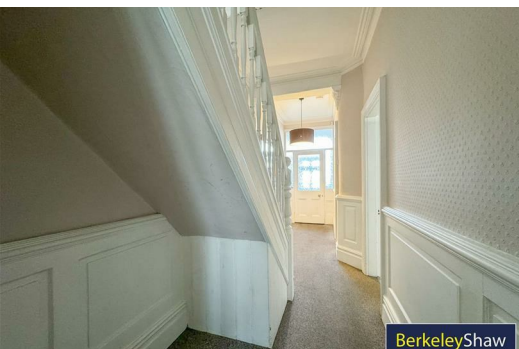
Asking Price £250,000

If you are looking for a spacious home with an abundance of character features, this might just be the property for you!

Berkeley Shaw Real Estate is privileged to be the appointed agent for this fantastic four-bedroom semi detached house located on Kimberley Avenue L23. The property occupies a fantastic position given the abundance of amenities available in the surrounding area. Some of the region's most sought after schools are situated just a short walk away. Crosby Village, Coronation Road and College Road offer a wide variety of shops, restaurants, cafes and bars.

Set out across two floors, the accommodation briefly comprises; vestibule, inviting entrance hall with ample cloaks storage, impressive bay fronted sitting room with feature fireplace, living room with a further feature fireplace and a fantastic kitchen diner. This is a great space for dining as a family or entertaining and is completed with a ample storage, 'French' style doors to rear yard, a range of integrated appliances and original feature stove! Ascending to the first floor, the spacious landing provides access to four bedrooms and a modern three-piece bathroom. Externally, the property boasts a generous rear yard. Further benefits to the property include no onward chain,, gas central heating & double glazing.

Get in touch straight away to arrange a viewing!





## Vestibule

Tiled floor & composite door.

## Entrance hall

Radiator, wood paneling & stairs to upper floor.

## Sitting room

Double glazed windows to bay, picture rail, radiator, gas fire with surround & coving.

## Living room

Double glazed window, laminate floor, radiator, feature fire, ceiling rose & coving.

## Kitchen diner

Range of wall & base units, double glazed window, UPVC double doors to rear yard, stainless steel sink with mixer tap & drainer, 2 x electric oven, integrated dishwasher, gas hob, integrated fridge freezer, feature cast iron stove area & combi boiler.

## Landing

Wood paneling, storage cupboards & loft access.

## Bedroom 1

Double glazed windows to bay & radiator.

## Bedroom 2

Double glazed window & radiator.

## Bedroom 3

Double glazed window & radiator.

## Bedroom 4

Double glazed window & radiator.

## Bathroom

Double glazed window, tiled walls, tiled floor, WC, basin & bath with electric shower.

## Externally

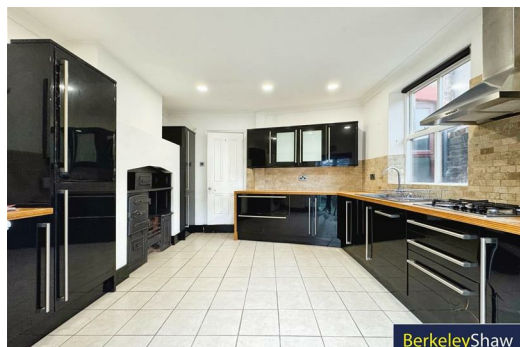
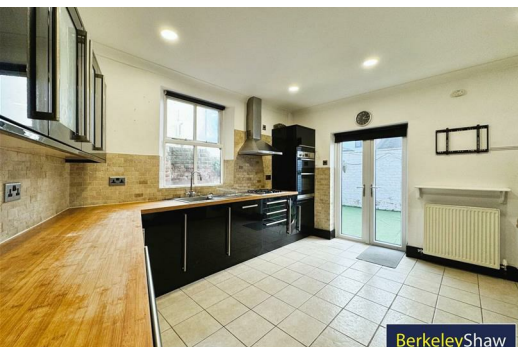
Astro turfed rear yard.

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



TOTAL FLOOR AREA: 1313 sq. ft. (122.9 sq.m.) approx.  
 While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, window, room 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.  
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