



## 55 Kimberley Drive, Liverpool, L23 5TA

### Offers Over £440,000

Welcome to Kimberley Drive, Crosby! This charming four-bedroom semi-detached house is a true gem waiting to be discovered. As you step inside, you are greeted by a beautiful hallway entrance that sets the tone for the rest of the property.

This home boasts three reception rooms, offering ample space for entertaining guests or simply relaxing with your loved ones. The tasteful decor throughout the house complements the stunning features, including the original fireplace that adds character and warmth to the space.

With four bedrooms, there is plenty of room for a growing family or for those who enjoy having extra space for guests or a home office. The modern bathroom with stunning free standing bath and separate shower room provide convenience and style, ensuring that your daily routines are both comfortable and luxurious.

One of the highlights of this property is the sunny garden, perfect for enjoying a morning cup of tea or hosting summer barbecues with friends and family. There is also off road parking for 2 cars.

The property is ideally placed for all the amenities you would ever need. A short stroll away are some of the areas finest schools, Crosby village and College road with its selection of shops, supermarkets, bars and restaurants are within easy access. Local parks, Crosby beach and transport links are within minutes away.

Don't miss the opportunity to make this beautiful character property your home. With a desirable location and beautiful features Kimberley Drive is sure to capture your heart.



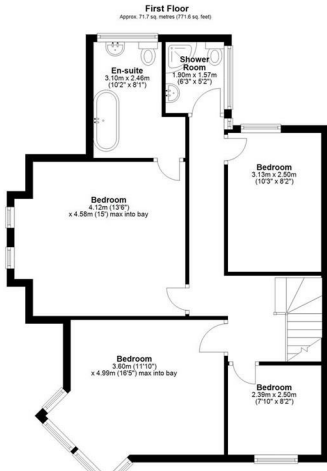
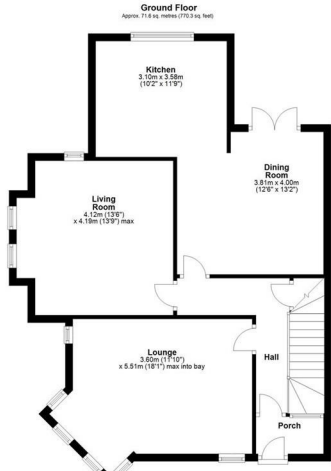
**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

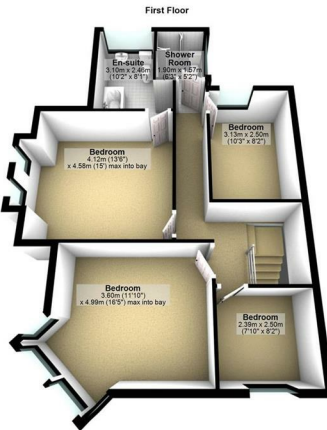
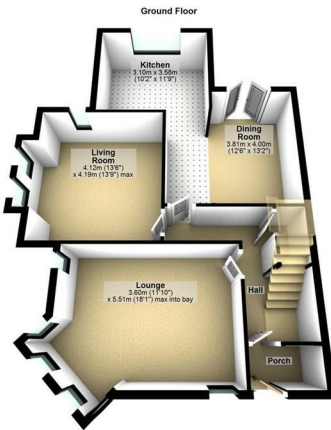
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62

**Environmental Impact (CO<sub>2</sub>) Rating**

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



While every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement.  
Plan produced using Planity.



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