



## 31 Hillary Drive, Liverpool, L23 9SY

### Offers Over £200,000

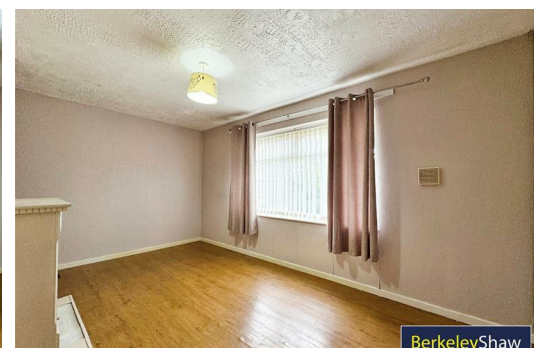
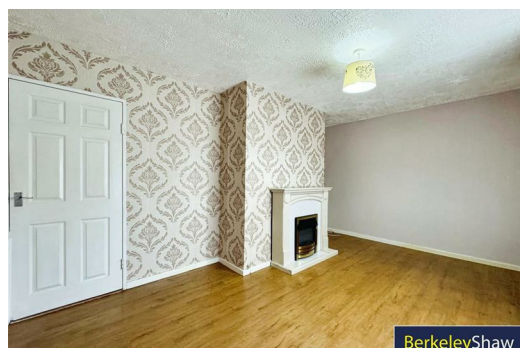
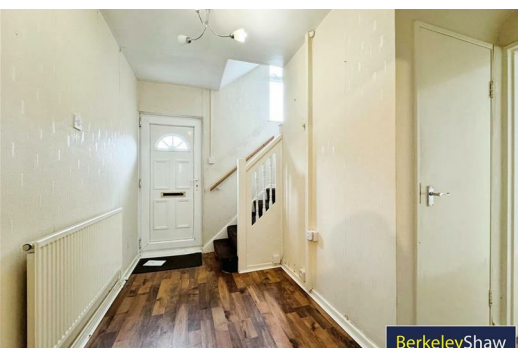
Welcome to Hillary Drive, Crosby, Liverpool - a charming location perfect for families looking for their next home. With two reception rooms and a spacious kitchen, the property offers fantastic potential for growing families.

Set out across two floors, the accommodation briefly comprises; inviting entrance hall, dining room, living room with feature electric fire, fitted kitchen with utility cupboard, a range of integrated appliances and a utility room providing garden access. To the first floor are four-well proportioned bedrooms and a three-piece family bathroom.

The property boasts gardens to the front, side, and rear, providing a lovely outdoor space for children to play or for you to enjoy a cup of tea on a sunny day. The sought-after location is ideal for families, with excellent local schools nearby, ensuring a quality education for your little ones. The property further benefits from driveway parking.

This house presents fantastic potential for further improvement, allowing you to put your own stamp on it and create the home you've always envisioned. And the best part? There's no onward chain, making the process of making this house your home even smoother.

Don't miss out on this wonderful opportunity to own a property in a desirable location with great potential. Contact us today to arrange a viewing and take the first step towards making this house your own.



## Entrance hall

Radiator, double glazing window, storage under stairs & UPVC front door.

## Living room

Double glazed window, radiator & electric fire.

## Dining room

Double glazed window & radiator.

## Kitchen

Range of wall & base units, double glazed window, combi boiler, gas burning hob, double electric oven, extractor hood, radiator, stainless steel sink with drainer, tiled floor, tiled splash back, storage/utility cupboard & integrated dishwasher.

## Utility room

Door to side garden, double glazed window, storage cupboard, tiled floor & wall units.

## Landing

Storage cupboard & loft access.

## Bedroom 1

Double glazed window, storage & radiator.

## Bedroom 2

Double glazed window & radiator.

## Bedroom 3

Double glazed window & radiator.

## Bedroom 4

Double glazed window, storage & radiator.

## Bathroom

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

## Externally

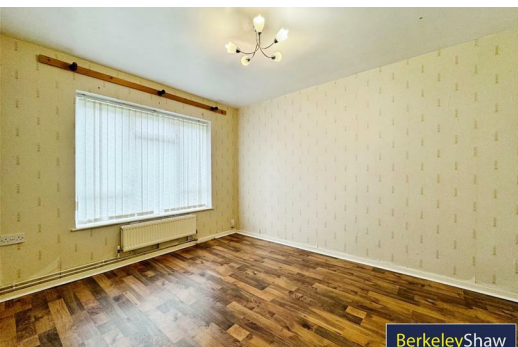
Driveway parking & laid to lawn front garden. Gardens to front side & rear.

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		
	73	83
	EU Directive 2002/91/EC	
	England & Wales	

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		
	EU Directive 2002/91/EC	
	England & Wales	



While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any errors or omissions in the information. The plans in this document are for information only and should be used as a guide only. Prospective purchasers should verify the accuracy of the information. The information is not intended to be used as a basis for any legal proceedings. Made with MyHome 2024



Berkeley Shaw Estate Agents Limited.  
Company No. 0784754

Berkeley Shaw Real Estate Limited.  
Company No. 05206927

