



96 Coronation Drive, Liverpool, Merseyside L23 3BP

Guide Price £375,000

BERKELEY SHAW are delighted to offer for sale this well proportioned FOUR BEDROOM family home, located in this ever popular residential location, close to local schools, shops and amenities. The accommodation is bright and airy and has recently been fully refurbished. It offers a spacious entrance hallway, front reception room, high specification kitchen Diner and ground floor WC. To the first floor there are four bedrooms and family bathroom, An internal viewing is strongly recommended to appreciate this family home.



Hallway

16'8" x 9'3" (5.092 x 2.841)

Spacious L shaped hallway with stained glass windows to front, radiator, meter cupboards and Amtico flooring

Lounge

16'1" x 13'5" (4.926 x 4.099)

UPVC double glazed bow bay window to front, radiator multi fuel burner and Amtico flooring

Kitchen Diner

21'2" x 13'4" (6.477 x 4.069)

UPVC double glazed full length window to rear, and French doors onto decking and garden beyond, radiators x 2, full wall of units housing double oven and integrated Fridge Freezer, central island with AEG induction hob, stainless steel sink with hot tap, integrated dish washer and range of drawn and cupboards topped off with a granite worktop, Amtico flooring and access to Utility Room

Utility Room

7'8" x 5'2" (2.357 x 1.593)

UPVC double glazed window to rear, range of base and draw units, plumbed for washing machine, stainless steel sink with mixer tap, granite work tops, Amtico flooring, UPVC door to rear garden

Cloakroom

4'7" x 1'10" (1.401 x 0.577)

UPVC double glazed opaque window to side, high level WC, wall mounted wash hand basin, ladder towel rail tiled walls and Amtico flooring

Landing

with access to 4 bedrooms, the Family bathroom and loft

Bedroom 1

16'2" x 13'4" (4.928 x 4.068)

UPVC double glazed bow bay window to front and radiator

Bedroom 2

13'5" x 12'5" (4.107 x 3.798)

UPVC double glazed window to rear and radiator

Bedroom 3

10'5" x 8'2" (3.177 x 2.495)

UPVC double glazed window to rear, radiator

Bedroom 4

9'5" x 9'7" (2.875 x 2.934)

UPVC double glazed window to front, radiator

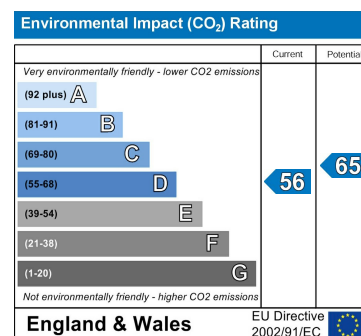
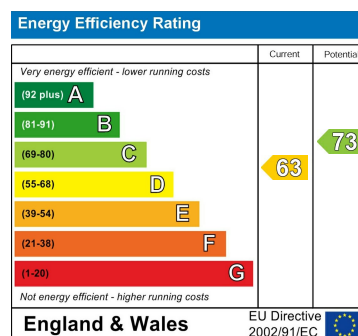
Family Bathroom

8'1" x 7'4" (2.470 x 2.252)

UPVC frosted double glazed windows to side, low level WC, Ramsden and Mosley contemporary stone bath with waterfall tap and hand held shower, wall mounted wash hand basin with waterfall tap, wet room style shower with tiled walls and flooring

Outside

To the front of the property there is a block paved garden and to the rear of the property there is a decked area lawns and flower beds



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, levels and any other matter are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and should be used as such for any prospective purchase. The various, dimensions and significant details have not been tested and no guarantee is given for accuracy of the plan.

