# **Berkeley**Shaw

35 Liverpool Road Great Crosby Liverpool L23 5SD 0151 924 6000 www. berkeleyshaw.com



## 5 Swinderby Drive, Liverpool, Merseyside L31 1JW £1,200 PCM

Berkeley Shaw are pleased to present TO LET this impressively upgraded 4 BEDROOM DETACHED PROPERTY

This extremely well presented detached property boasts a shared a driveway, garage and rear garden. To the ground floor there is a sitting room, open plan living/kitchen/dining area, conservatory, bedroom with en suite, and WC. To the first floor, there are 3 bedrooms, one with an en-suite, and a family bathroom.

Viewing is Highly Recommended



#### Porch

Double glazed glass panel door

#### **Entrance Hall** 12'9" x 4'3" (3.9 x 1.3)

Double glazed panel door, Staircase to first floor, radiator, En Suite wood laminate flooring.

#### Cloakroom

Double glazed frost glass window to front aspect, white suite comprising of low level WC and pedestal wash basin, radiator, tiled splash back, ceramic tiled floor

#### Lounge

#### 16'4" x 10'5" (5 x 3.2)

Double glazed window to front aspect, radiator, wood laminate floor, feature fire, glass panelled doors leading to kitchen.

#### Kitchen / Dining Area

#### 25'7" x 21'11" (7.8 x 6.7)

Two sets of double glazed French doors leading to rear garden and large conservatory, log burner, range of wall and base units, granite worktops, Belfast sink, gas Aga, integrated fridge freezer and dishwasher, radiator, lamiate floor, velux windows.

#### Conservatory

18'4" x 12'1" (5.6 x 3.7)

Wood laminate floor, French doors leading to rear garden.

#### **Ground Floor Bedroom**

#### 15'8" x 12'1" (4.8 x 3.7)

Double glazed window to front aspect, radiator, wood laminate flooring.

#### En Suite

#### 6'10" x 5'6" (2.1 x 1.7)

Double fronted frost glass window to rear aspect, white suite comprising of low level WC, vanity hand wash basin, shower cubicle with shower curtain, tiled splash backs, radiator, wood laminate flooring.

#### Landing

Double glazed windows to side and front aspect, radiator, stairs leading to second floor.

### Bedroom 2

#### 12'9" x 11'1" (3.9 x 3.4)

Double glazed window to front aspect, radiator, fitted wardrobes.

#### 6'6" x 2'11" (2 x 0.9)

Double glazed frosted glass window to side aspect, White suite comprising of low level WC, pedestal hand wash basin, electric shower with shower curtain, tiled splash back, radiator

#### **Bedroom 3**

11'1" x 9'10" (3.4 x 3) Double glazed window to rear aspect, radiator

#### Bedroom 4

10'5" x 6'10" (3.2 x 2.1) Double glazed window to rear aspect, radiator

#### **Family Bathroom**

#### 7'10" x 6'6" (2.4 x 2)

Double glazed frosted glass window to rear aspect, radiator, fitted suite comprising of panelled bath with shower mixer taps, pedesatl wash hand basin, low level WC, tiled splash back, ceramic tiled floor.

#### Outside

#### Front Garden

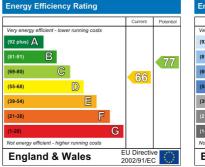
open aspect with stoned area, tarmac driveway leading to garage

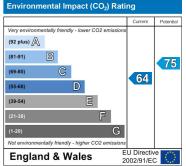
#### Garage

Gated access to front, flagged patio, fenced boundaries.

#### **Rear Garden**

Gated access to front, flagged patio, fenced boundaries.







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