



## 11 Kingswood Drive, Liverpool, Merseyside L23 3DE

Offers In Excess Of £265,000

BERKELEY SHAW are delighted to offer for sale this THREE BEDROOM family home, located in this ever popular residential area, close to local shops, shops and transport links. This home offers light and airy accommodation throughout with entrance hall, two reception rooms, kitchen, three bedrooms and family bathroom with separate WC. There is a detached single garage to rear and driveway parking. The rear garden is a good size and laid to lawn and patio and mature borders. An internal viewing is highly recommended. Please call 0151 924 6000 to book your appointment.



5'11" x 1'10" (1.81 x 0.56)

14'2" x 5'11" (4.34 x 1.82)

17'4" x 12'4" (5.30 x 3.78)

15'11" x 10'11" ( 4.87 x 3.34)

11'0" x 7'3" (3.36 x 2.22)

7'4" x 9'1" (2.24 x 2.78)

17'1" x 11'1" (5.21 x 3.38)

15'1" x 10'10" (4.60 x 3.32)

7'4" x 9'1" (2.26 x 2.79)

5'2" x 2'11" (1.60 x 0.89)

5'11" x 7'4" (1.81 x 2.24)

8'2" x 16'7" (2.50 x 5.08)

Energy Efficiency Rating		Current	Potential
<b>Very energy efficient - lower running costs</b> (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>		50	83
<b>Not energy efficient - higher running costs</b>			

**England & Wales** EU Directive 2002/91/EC 

